

# **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

1125-69

Part 1: Tax Deed	Application Infor	mation	- 1					
Applicant Name Applicant Address	PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025	
Property description	ZECCKINE GUIDO C/O WESLEY T BA 5912 MITCHELL LN	XTER	OF	Certificate #		2023 / 4182		
	PENSACOLA, FL 32526 5912 MITCHELL LN 09-2554-000 BEG 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO PO (Full legal attached.)				Date certificate issued		06/01/2023	
Part 2: Certificate	es Owned by App	licant and	d Filed w	th Tax Deed	Applica	tion		
Column 1 Certificate Numbe	Columi r Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/4182	06/01/2	023		2,238.99		111.95	2,350.94	
					→Part 2: Total*		2,350.94	
Part 3: Other Cei	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/4334	06/01/2024		2,401.42		6.25	165.10	2,572.77	
		<del></del>				Part 3: Total*	2,572.77	
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)		13 mg.			
1. Cost of all cert	ificates in applicant's	possessio	n and othe			oy applicant Parts 2 + 3 above)	<u> </u>	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						2,313.78	
4. Property inform	nation report fee						200.00	
5. Tax deed appli	cation fee						175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							0.00	
7.					Total	Paid (Lines 1-6)	7,612.49	
	nformation is true and				y informa	ition report fee, ar	nd tax collector's fees	
(D)	$\bigotimes$					Escambia, Florid	la	
Sign here:					Dat	e <u>April 24th, 2</u>	2025_	
/ Signa	Send this certification to					111i D-	^	

		26 W. S.
Par	rt 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 f	n here: Date of sale 11/05/2025 Signature, Clerk of Court or Designee	
	Olymanica, Oliano al Ociano di Salaignos	

#### **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 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133

# **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500162

To: Tax Collector of ESCA	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate and	•	e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-2554-000	2023/4182	06-01-2023	BEG 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133
<ul> <li>pay all delinquent an</li> <li>pay all Tax Collector's Sheriff's costs, if appl</li> </ul>	ng tax certificates plus d omitted taxes, plus it s fees, property informaticable.	nterest covering thation report costs, (	
Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176	5-15 <b>4</b> 0		04-21-2025 Application Date
Applicant	's signature		



# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

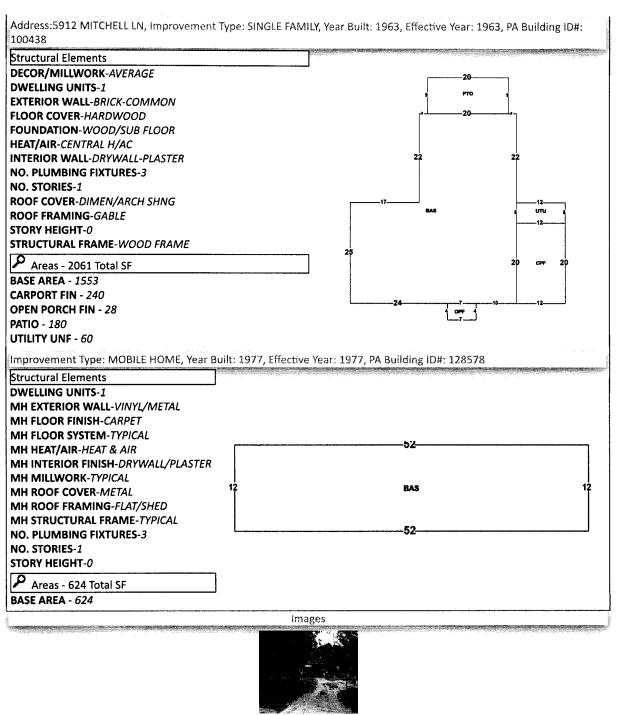
**Tangible Property Search** 

Sale List

**Back** 

Printer Friendly Version Nav. Mode 
Account OParcel ID Assessments General Information Total Cap Val Land imprv Year Parcel ID: 0125312201002001 2024 \$36,050 \$129,806 \$165,856 \$147,383 092554000 Account: \$133,985 2023 \$36,050 \$122,973 \$159,023 ZECCKINE GUIDO E JR EST OF **Owners:** \$121,805 2022 \$36,050 \$109,674 \$145,724 C/O WESLEY T BAXTER Mail: 5912 MITCHELL LN PENSACOLA, FL 32526 Disclaimer 5912 MITCHELL LN 32526 Situs: **Tax Estimator** MULTI-FAMILY <=9 Use Code: Units: Change of Address Taxing **COUNTY MSTU Authority:** File for Exemption(s) Online Tax Inquiry: **Open Tax Inquiry Window** Tax Inquiry link courtesy of Scott Lunsford **Report Storm Damage** Escambia County Tax Collector 2024 Certified Roll Exemptions Sales Data Type List: 🔑 Sale Date Book Page Value Type Multi Parcel Records 03/14/2016 7491 1614 \$100 CJ Legal Description ₽° BEG 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL 03/14/2016 7491 1613 \$100 OT WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 01/1975 912 133 \$26,300 WD 912 P 133 01/1974 785 691 \$21,500 WD Official Records Inquiry courtesy of Pam Childers **Extra Features** Escambia County Clerk of the Circuit Court and FRAME GARAGE Comptroller Launch Interactive Map **Parcel Information** 290 Section Map Id: 01-2S-31-1 Approx. Acreage: 1.0275 Zoned: 🔑 MDR Evacuation & Flood Information <u>Open</u> Report View Florida Department of Environmental Protection(DEP) Data

**Buildings** 



3/14/2025 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# 2025036086 5/16/2025 10:40 AM
OFF REC BK: 9318 PG: 1527 Doc Type: TDN

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04182, 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 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133

**SECTION 01, TOWNSHIP 2 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 092554000 (1125-69)

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

#### **GUIDO E ZECCKINE JR ESTATE OF**

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 November, which is the 5th day of November 2025.

Dated this 16th 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.

COMPTRO

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, I	ESCAMBIA COUNTY TA	X COLLECTOR						
TAX ACCOUNT #:	09-2554-000	CERTIFICATE #:	2023-4	182				
REPORT IS LIMITED	TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(	RESSLY IDENTIFIED B	Y NAME IN TH	E PROPERTY				
listing of the owner(s) of tax information and a list	epared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Bool ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinquitgages, judgments	ent ad valorem s and				
and mineral or any subs	to: Current year taxes; taxe surface rights of any kind or s, boundary line disputes.							
	sure or guarantee the validit nce policy, an opinion of tit							
Use of the term "Report	"herein refers to the Proper	rty Information Report and	d the documents a	attached hereto.				
Period Searched: Au	igust 11, 2005 to and inclu	ding August 11, 2025	_ Abstractor:	Andrew Hunt				
ВҮ								
Malphel	/							

Michael A. Campbell, As President Dated: August 12, 2025

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

August 12, 2025

Tax Account #: 09-2554-000

1. The Grantee(s) of the last deed(s) of record is/are: ESTATE OF GUIDO E. ZECCKINE, JR. DECESASED AND WESLEY THOMAS BAXTER

By Virtue of Warranty Deed recorded 6/26/1975 in OR 912/133 together with Death Certificate recorded 3/14/2016 in OR 7491/1613, Will on Deposit Case No. 2013-CP-001048, and Personal Representative's Deed recorded 3/14/2016 in OR 7491/1614

ABSTRACTOR'S NOTE: LAST WILL AND TESTAMENT OF GUIDO E. ZECCKINE, JR. WAS NOT PROBATED SO WE HAVE INCLUDED HIS ESTATE AND HEIRS THAT WOULD HAVE INHERITED IF WILL WERE PROBATED FOR NOTIFICATIONS.

- 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. Judgment in favor of Escambia County recorded 12/7/2006 OR 6045/896
  - b. Certificate of Delinquency recorded 12/13/2007 OR 6261/1142
  - c. Judgment in favor of Capital One Bank (USA), N.A., recorded 4/14/2009 OR 6447/1580
  - d. Judgment in favor of Crown Asset Management LLC a/a/o Synchrony Bank (Walmart Credit Card) recorded 12/2/2019 OR 8415/376
  - e. Judgment in favor of Crown Asset Management LLC recorded 2/7/2020 OR 8244/271
  - f. Judgment in favor of Second Round Sub, LLC assignee of Synchrony Bank recorded 7/26/2022 OR 8828/1880
- 4. Taxes:

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

Tax Account #: 09-2554-000 Assessed Value: \$147,383.00

**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: NOV 5, 2025 TAX ACCOUNT #: 09-2554-000 **CERTIFICATE #:** 2023-4182 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 abovereferenced tax sale certificate is being submitted as proper notification of tax deed sale. YES  $\boxtimes$ Notify City of Pensacola, P.O. Box 12910, 32521  $\boxtimes$ Notify Escambia County, 190 Governmental Center, 32502 X Homestead for 2024 tax year. ESTATE OF GUIDO E ZECCKINE JR WESLEY THOMAS BAXTER C/O WESLEY T BAXTER 5592 SHADOW GROVE BLVD **DIANNE P ZECCKINE** PENSACOLA, FL 32526 5912 MITCHELL LN PENSACOLA, FL 32526 **CLERK OF CIRCUIT COURT** DOR CHILD SUPPORT **DIVISION ENFORCEMENT** DOMESTIC RELATIONS 1800 WEST ST MARYS ST 3670B NORTH L ST PENSACOLA, FL 32501 PENSACOLA, FL 32501 WESLEY T BAXTER WESLEY T BAXTER 7591 HWY 98 W 109 928 VONNA JO CIR PENSACOLA, FL 32506 PENSACOLA, FL 32506 CAPITAL ONE BANK (USA) NA CROWN ASSET MANAGEMENT LLC 4851 COX RD A/A/O SYNCHRONY BANK GLEN ALLEN, VA 23060 3100 BRECKINRIDGE BLVD STE 725 **DULUTH, GA 30096** SECOND ROUND SUB LLC SYNCHRONY BANK

4150 FREIDRICH LANE STE 1 **AUSTIN, TX 78744** 

Certified and delivered to Escambia County Tax Collector, this 12th day of August 2025. PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

Malphel

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

August 12, 2025 Tax Account #:09-2554-000

# LEGAL DESCRIPTION EXHIBIT "A"

BEG 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133

**SECTION 01, TOWNSHIP 2 S, RANGE 31 W** 

TAX ACCOUNT NUMBER 09-2554-000(1125-69)

78.90 DOC 5.50 Sur-Thr State of Florida

FIRE 912 PAGE 133
FORMS THE PRINTING CO.
FINANCOLA, PLA

Focumbia Comita

### WARRANTY DEED

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on Mark	cch 22, 197	74, recorded	ng, Inc., in the I in Official Rec	ord Book 785	unt of \$21,500
Guido E.	27, 1974, Zecckine	Public Reco	ords of Escambia Solv assumes and	County, Flor	, page 092, ida. which end
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Order: 2025-NOV-5 Doc: FLESCA:912-00133

912 PAGE 134

Check to





Order: 2025-NOV-5 Doc: FLESCA:912-00133

Recorded in Public Records 03/14/2016 at 04:26 PM OR Book 7491 Page 1614, Instrument #2016018498, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70
PERSONAL REPRESENTATIVE'S DEED
THIS PERSONAL REPRESENTATIVE'S DEED, made the day of March, 2016 by Dianne P. Zecckine, Individually as Heir and as Personal Representative of the Estate of Guido E. Zecckine, Jr., whose address is: 5912 Mitchell Lane, Pensacola, Florida, 32526, herein called the Grantor, to Wesley Thomas Baxter, whose address is: 5912 Mitchell Lane, Pensacola, Florida, 32526, hereinafter called the Grantee:
WITNESSETH: That the Grantor, by virtue of the power and authority given in and by the terms of the Last Will and Testament of the abovementioned estate, 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, to-wit.:
Begin at appoint in Lot 2, section 1, Township 2 South, Range 31 West, 850 feet South of the north line of said Lot 2 and 660 feet West of the East Line of said Lot 2; thence run East Parallel with the North line of said Lot 2 a distance of 290 feet; thence run South at right angles a distance of 150 feet; thence run West at right angles a distance of 290 Feet; thence run North at right angles a distance of 150 feet to the point of beginning of this description, containing one acre, more or less.
Parcel Identification Number 012 S31-2201-002-001 Commonly known as 5912 Mitchell Lane, Pensacola, FL 32526
Together, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.
IN WITNESS WHEREOF, we have hereunto set our hands and seals this \( \frac{1}{2} \) day of March, 2016.
Signed, sealed and delivered in the presence of:
Printed Name: (1904)
Printed Name: Sandra Pray  DIANNE P. ZECKINE Personal Representative
STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF ESCAMBIA

Order: 2025-NOV-5 Doc: FLESCA:7491-01614

The foregoing was acknowledged before me on this 4 day of March, 2016, by, <b>DIANNE P.</b> ZECCKINE, Person Representative, Grantor, who is personally known or produced identification, to me, and who did take an oath.
SEAL~  State of Florida  MY COMMISSION # FF 126112  Expires: May 26, 2018  Bonded Through CNA Surety
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2016.
Signed, sealed and delivered in the presence of 1
Witness: Printed Name: 0100000000000000000000000000000000000
Witness: Sanda Pray
Wesley Thomas Baster WESLEY THOMAS BAXTER
STATE OF FLORIDA COUNTY OF ESCAMBIA
The foregoing was acknowledged before me on this day of March, 2016, by WESLEY THOMAS BAXTER, who is personally known or produced identification, to me, and who did take an oath.
~ SEAL~
Katharine A. Hulion State of Florida Notary Public  Notary Public  Notary Public  Notary Public  Expires: May 26, 2018 Bonded Through CNA Surety

Order: 2025-NOV-5 Doc: FLESCA:7491-01614 Recorded in Public Records 12/07/2006 at 02:21 PM OR Book 6045 Page 896, Instrument #2006121646, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

#### IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

VS.

2006 MM 026487 A CASE NO.:

DIVISION: RTIFIED TO BE A TRUE COPY OF THE OWN ORIGINAL ON FILE IN THIS OFFICE

WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDERS

5592 SHADOW GROVE BOULEVARD

DATE OF BIRTH: 03/06/1977

DEFENDANT: WESLEY THOMAS BAXTER

PENSACOLA, FL 32526

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On NOVEMBER 29, 2006, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$ 456.00, the amount of which shall bear interest at the rate prescribed by law (9%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,

Florida, this the day of Decantle

COUNTY HUDGE

cc: ASSISTANT STATE ATTORNEY

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025064531 8/25/2025 12:35 PM OFF REC BK: 9367 PG: 995 Doc Type: FCL

se: 2006 MM 026487 00092292763

Dkt: MM191 Pg#:

Recorded in Public Records 04/14/2009 at 09:43 AM OR Book 6447 Page 1580, Instrument #2009024246, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

Recorded in Public Records 12/30/2008 at 01:15 PM OR Book 6410 Page 1551, Instrument #2008094629, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NUMBER: 2008-SC-003050 DIV: V

CAPITAL ONE BANK (USA), N.A.,

a corporation,

Plaintiff,

vs.

WESLEY T BAXTER,

Defendant.

**DEFAULT FINAL JUDGMENT** 

The Defendant failed to appear at the Pre-Trial conference, and the Court finding that Plaintiff is entitled to a Final Judgment, it is:

ADJUDGED that the Plaintiff, CAPITAL ONE BANK (USA), N.A., a corporation. recover from the Defendant, WESLEY T BAXTER, the principal sum of \$1,551.76, \$802.66 interest, together with \$175.00 for costs of this suit and \$ 462 as a reasonable fee for Plaintiff's attorney, that shall bear interest at the rate of eleven percent (11%) per year, for which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED that the Defendant shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the Plaintiff's attorney within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed. Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete Form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida this

ERNIE LEE MAGAIIA OLERK OF CIRCUIT COURT SCAMBIA COUNTY, FL

2000 DEC 24 P 3: 35

COUNTY CIVIL DIVISION FILED & RECORDED

Copies to:

Arthur Drew Rubin Attorney for Plaintiff Rubin & Debski, P.A. P.O. Box 47718 Jacksonville, FL 32247

WESLEY T BAXTER Defendant 928 VONNA JO CIRCLE PENSACOLA FL 32506 SSN:

"CERTIFIED TO BE A TRUE COPY County Court Judge OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL

ERNIE LEE MAGAHA, CLERK CIRCUIT COURT AND COUNTY COURT ESTAMBIA COUNTY /FYORIDA" D.C.

> CAPITAL ONE BANK (USA), N.A. 4851 Cox Road Glen Allen, VA 23060

Plaintiff's Address (F.S. 55.10):

N0715188

Recorded in Public Records 12/2/2020 3:19 PM OR Book 8415 Page 376, Instrument #2020104416, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> Recorded in Public Records 9/12/2018 3:00 PM OR Book 7966 Page 374, Instrument #2018073342, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 77624122 E-Filed 09/08/2018 04:13:43 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CROWN ASSET MANAGEMENT LLC. a/a/o Synchrony Bank (Walmart Credit Card) 3100 Breckinridge Blvd, Suite 725 Duluth, GA 30096

Plaintiff.

V5.

Case No.

2018 SC 002085

Division

5

WESLEY BAXTER 5912 Mitchell Lane Pensacola, FL 32526

Defendant.

#### **FINAL JUDGMENT**

At a Small Claims Pretrial Conference in open court on July 18, 2018, the plaintiff appeared but the defendant did not after being properly served. As a result, the plaintiff is entitled to a Final Judgment and it is therefore

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$1,646.89 which shall accrue interest at the rate of 5.97% per annum for which let execution issue.

FURTHER ORDERED that the defendant shall complete the attached Fact Information Sheet and return it together with any documents required to Rausch Sturm, 5801 Ulmerton Rd., Suite 201, Clearwater, FL 33760-3951. This is mandatory: Failure to complete and return the Fact Information Sheet together with all documents required may result in up to 180 days county jail and/or a fine of up to \$500,00/day unless the judgment is paid in full or a Notice of Appeal is filed.

DONE AND ORDERED this 8th day of September 2018 in chambers, as announced in open court on July 18, 2018, Pensacola, Escambia County, Florida

<del>. . .</del>

cc:

Rausch Sturm, Attorneys for Plaintiff Defendant

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

E CIRCUIT COURT & COMPTROLLER

2020 Church 9.C.

Recorded in Public Records 2/7/2020 2:33 PM OR Book 8244 Page 271, Instrument #2020011715, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 102815769 E-Filed 02/05/2020 04:01:10 PM

IN THE COUNTY COURT
IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO: 2019 SC 002820

CROWN ASSET MANAGEMENT, LLC 3100 Breckinridge Blvd., Ste. 725 Duluth, GA 30096,

Plaintiff,

**FINAL JUDGMENT** 

vs. WESLEY T BAXTER 5912 MITCHELL LN PENSACOLA FL 32526,

Defendant

At a Small Claims Pretrial Conference on August 14, 2019, the Plaintiff appeared but the Defendant did **NOT**, after proper service. Therefore, the Plaintiff is entitled to a Final Judgment and it is

ORDERED AND ADJDUGED THAT, Plaintiff shall recover from Defendant, WESLEY T BAXTER, the principal sum of \$2,416.82, court costs in the amount of \$239.50, the total of which shall bear interest at the prevailing statutory interest rate of 6.77 % per year from this date through December 31st of this current year, for all of the above let execution issue. Thereafter, on January 1 of each succeeding year until the judgment is paid, the interest rate will adjust in accordance with section 55.03, Florida Statutes.

DONE AND ORDERED in Chambers, Pensacola, ESCAMBIA County, Florida.

Copies furnished to: Andreu, Palma, Lavin & Solis, PLLC 815 NW 57th Avenue, Suite 401 Miami, FL 33126-2363

WESLEY T BAXTER 5912 MITCHELL LN PENSACOLA FL 32526 19-03628 Recorded in Public Records 7/26/2022 9:35 AM OR Book 8828 Page 1880, Instrument #2022075564, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 154003397 E-Filed 07/25/2022 04:14:39 PM

# IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Second Round Sub, LLC assignee of Synchrony Bank (Lowes Consumer) 4150 FREIDRICH LANE SUITE I AUSTIN TX 78744 Plaintiff,

VS.

WESLEY BAXTER 5912 MITCHELL LN PENSACOLA FL 32526 Defendant. Our File #3782507

**CASE NUMBER: 2020 SC 001641** 

#### **FINAL JUDGMENT**

At a Small Claims Pretrial Conference on July 17, 2020, the Plaintiff appeared but the defendant did not after proper Notice. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED that the Plaintiff, Second Round Sub, LLC assignee of Synchrony Bank (Lowes Consumer), 4150 FREIDRICH LANE SUITE I, AUSTIN TX 78744, shall recover from the Defendant, WESLEY BAXTER, 5912 MITCHELL LN, PENSACOLA FL 32526,

 $\begin{array}{lll} \mbox{Principal} & \$2,060.45 \\ \mbox{Court Costs/Process Server Fee} & $\$263.85 \\ \end{array}$ 

Total: \$2,324.30

Which shall bear interest at the applicable statutory rate as set forth in F.S. 55.03, for which let execution issue.

DONE AND ORDERED in chambers, Pensacola, ESCAMBIA COUNTY, Florida.

Copies to: RAUSCH STURM LLP Attorney for Plaintiff

Defendant

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

#### **CERTIFICATE # 04182 of 2023**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GUIDO E ZECCKINE JR ESTATE OF C/O WESLEY T BAXTER 5912 MITCHELL LN PENSACOLA, FL 32526	5912 MI	P ZECCKINE TCHELL LN DLA, FL 32526				
		WESLEY T BAX 7591 HWY 98 V PENSACOLA, FL	V 109	4851	AL ONE BANK (USA) NA COX RD ALLEN, VA 23060	
	415	COND ROUND S 50 FREIDRICH L STIN, TX 78744	ANE ST	E 1 41	(NCHRONY BANK 150 FREIDRICH LANE STE JSTIN, TX 78744	1
		WESLEY THOM 5592 SHADOW PENSACOLA, F	/ GROVE	BLVD	WESLEY T BAXTER 928 VONNA JO CIR PENSACOLA, FL 32506	
	CROWN ASSET MANAGEMENT LLC A/A/O SYNCHRONY BANK 2100 RECYMPLICE BLVD STE 725				FLORIDA DEPT OF REV 2205B LA VISTA AVE PENSACOLA FL 32504	ENUE
	<b>L</b>	ESCAMB 190 GOV PENSAC	/ERNMEI	NTAL C	TATE OF FLORIDA CENTER	

WITNESS my official seal this 18th day of September 2025.

COMPTROUGH AND COUNTRICE

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 November 5, 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. 04182, 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 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092554000 (1125-69)

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

#### GUIDO E ZECCKINE JR ESTATE OF

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 November, which is the **5th day of November 2025.** 

Dated this 19th day of September 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:

5912 MITCHELL LN 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

#### WARNING

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#### **Personal Services:**

**GUIDO E ZECCKINE JR ESTATE OF** C/O WESLEY T BAXTER

**5912 MITCHELL LN** 

PENSACOLA, FL 32526

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg

Deputy Clerk

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# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

# NON-ENFORCEABLE RETURN OF SERVICE 1125.69

**Document Number: ECSO25CIV041042NON** 

Agency Number: 25-010007

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 04182 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: GUIDO E ZECCKINE JR ESTATE OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:46 AM and served same at 7:25 AM on 9/30/2025 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:

A. DUDA, CPS

Service Fee: Receipt No: \$40.00 BILL

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**Post Property:** 

5912 MITCHELL LN 32526

SA COUNTY TOWN

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.

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

### NON-ENFORCEABLE RETURN OF SERVICE

1125.69

**Document Number:** ECSO25CIV041061NON

Agency Number: 25-009965

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04182 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: GUIDO E ZECCKINE JR ESTATE OF

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:44 AM and served same at 7:25 AM on 9/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving GUIDO E ZECCKINE JR ESTATE OF , the within named, to wit: WESLEY BAXTER, STEP-SON.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A. DUDA, CPS

Service Fee: Receipt No: \$40.00 BILL

#### 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 November 5, 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. 04182, 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 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133

SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092554000 (1125-69)

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

#### GUIDO E ZECCKINE JR ESTATE OF

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 November, which is the **5th day of November 2025.** 

Dated this 19th day of September 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

#### **Personal Services:**

GUIDO E ZECCKINE JR ESTATE OF C/O WESLEY T BAXTER 5912 MITCHELL LN

PENSACOLA, FL 32526

Sat COMP TAO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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GUIDO E ZECCKINE JR ESTATE OF [1125-69] C/O WESLEY T BAXTER 5912 MITCHELL LN PENSACOLA, FL 32526

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DIANNE P ZECCKINE [1125-69] 5912 MITCHELL LN PENSACOLA, FL 32526

9171 9690 0935 0127 1925 17

WESLEY T BAXTER [1125-69] 7591 HWY 98 W 109 PENSACOLA, FL 32506

9171 9690 0935 0127 1925 24

CAPITAL ONE BANK (USA) NA [1125-69] 4851 COX RD GLEN ALLEN, VA 23060

9171 9690 0935 0127 1925 31

SECOND ROUND SUB LLC [1125-69] 4150 FREIDRICH LANE STE 1 AUSTIN, TX 78744

9171 9690 0935 0127 1923 26

SYNCHRONY BANK [1125-69] 4150 FREIDRICH LANE STE 1 AUSTIN, TX 78744

derlast 9171 9690 0935 0127 1923 33

WESLEY THOMAS BAXTER [1125-69] 5592 SHADOW GROVE BLVD PENSACOLA, FL 32526

9171 9690 0935 0127 1923 40

CROWN ASSET MANAGEMENT LLC [1125-69] A/A/O SYNCHRONY BANK 3100 BRECKINRIDGE BLVD STE 725 DULUTH, GA 30096

9171 9690 0935 0127 1923 64

WESLEY T BAXTER [1125-69] 928 VONNA JO CIR PENSACOLA, FL 32506

9171 9690 0935 0127 1923 57

FLORIDA DEPT OF REVENUE [1125-69] 2205B LA VISTA AVE PENSACOLA FL 32504

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ESCAMBIA COUNTY / STATE OF FLORIDA [1125-69] 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

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10/01/2025 ZIP 32502 043M31219251

SCAMBIA COUNTY. ္ခ

**Pam Childers** Clerk of the Circuit Court & Comptroller

> Official Records 221 Palafox Place, Suite 110

> > Pensacola, FL 32502

CAPITAL ONE BANK (USA) NA

[1125-69]

4851 COX RD GLEN ALLEN, VA 23060 NIXIE

2510010/06/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

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BC: 32502583335

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NIXIE 0010/07/25 WESLEY THOMAS BAXTER [1125-69] 5592 SHADOW GROVE BLVD PENSACOLA, FL 32526

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

**Pam Childers** 

**Pam Childers** Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502

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WESLEY T BAXTER [1125-69]

928 VONNA JO CIR PENSACOLA, FL 32506

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0010/17/25 NIXIE

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Pam Childers Clerk of the Circuit Court & Comptroller

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

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0010/23/25

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

SC: 32502583335

7591 HWY 98 W 109 PENSACOLA, FL 32506 \_. 8822010988909828

WESLEY TBAXTER [1125-69]

32502>5833 32506-590234

NIXIE



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



2025

REAL ESTATE

**TAXES** 

**SCAN TO PAY ONLINE** Notice of Ad Valorem and Non-Ad Valorem Assessments

PROPERTY REFERENCE NUMBER MILLAGE CODE **ESCROW CODE** ACCOUNT NUMBER 06 012S312201002001 09-2554-000

> **PROPERTY ADDRESS:** 5912 MITCHELL LN

**EXEMPTIONS:** 

ZECCKINE GUIDO E JR EST OF C/O WESLEY T BAXTER 5912 MITCHELL LN PENSACOLA, FL 32526

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6000	162,121	0	162,121	1,070.00	
PUBLIC SCHOOLS BY LOCAL BOARD	2.2480	163,406	0	163,406	367.34	
BY STATE LAW	3.1110	163,406	0	163,406	508.36	
WATER MANAGEMENT	0.0207	162,121	0	162,121	3.36	
SHERIFF	0.6850	162,121	0	162,121	111.05	
M.S.T.U. LIBRARY	0.3590	162,121	0	162,121	58.20	
ESCAMBIA CHILDRENS TRUST	0.3798	162,121	0	162,121	61.57	

**TOTAL MILLAGE** 

13.4035

**AD VALOREM TAXES \$2,179.88** 

LEGAL DE	SCRIPTION	N	ON-AD VALOI	REM ASSESSMEN	TS	
and the second s		TAXING AUTHORITY		RATE	AMO	TNU
BEG 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 2 See Additional Legal on Tax Roll		FP FIRE PROTECTION	NC	DN-AD VALOREM ASSI		3.56
Pay online	at EscambiaTax ust be in U.S. funds drawr	Collector.com  from a U.S. bank	COMBINE	ED TAXES AND ASSE	SSMENTS \$2,63	3.44
If Paid By Please Pay	Nov 30, 2025 \$2,528.10	Dec 31, 2025 \$2,554.44	Jan 31, 2026 <b>\$2,580.77</b>	Feb 28, 2026 \$2,607.11	Mar 31, 2026 \$2,633.44	

**RETAIN FOR YOUR RECORDS** 

# 2025 REAL ESTATE TAXES DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC

**Escambia County Tax Collector** 

P.O. BOX 1312 PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES OUTSTANDING** 

Payments in U.S. funds from a U.S. bank

ACCOUNT NUMBER
09-2554-000
PROPERTY ADDRESS
5912 MITCHELL LN

ZECCKINE GUIDO E JR EST OF C/O WESLEY T BAXTER 5912 MITCHELL LN PENSACOLA, FL 32526

PAY ONLY ON	IE AMOUNT
AMOUNT IF PAID BY	Nov 30, 2025 2,528.10
AMOUNT IF PAID BY	Dec 31, 2025 2,554.44
AMOUNT IF PAID BY	Jan 31, 2026 2,580.77
AMOUNT IF PAID BY	Feb 28, 2026 2,607.11
AMOUNT IF PAID BY	Mar 31, 2026 2,633.44
DO NOT FOLD CTAD	I C OD BALLTYL ATE

DO NOT FOLD, STAPLE, OR MUTILATE



#### STATE OF FLORIDA

**County of Escambia** 

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 04182

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Will Pai

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C0000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:43:20-05'00'

**PUBLISHER** 

Sworn to and subscribed before me this <u>23RD</u> day of <u>OCTOBER</u>

**A.D.,** 2025

leather Tuttle

Digitally signed by realier Tuttle
DN: c=US, 0=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 10:00:37 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04182, 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 850 FT S AND 660 FT W OF NE COR OF LT 2 E PARL WITH N LI 290 FT S 150 FT W 290 FT N 150 FT TO POB OR 912 P 133 SECTION 01, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092554000 (1125-69)

The assessment of the said property under the said certificate issued was in the name of GUIDO E ZECCKINE JR ESTATE OF

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 November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-10-02-09-16-23-2025

