



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

122545

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534 5312 PLATEAU RD 10-3375-000 LTS 26 & 27 BLK 23 TREASURE HILL PARK PLAT DB 102 P 286 OR 7077 P 1608	Certificate #	2023 / 5278
		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)
# 2023/5278	06/01/2023	1,564.42	78.22	1,642.64
→ Part 2: Total*				1,642.64

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/5360	06/01/2024	1,721.88	6.25	126.27	1,854.40
Part 3: Total*					1,854.40

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)	3,497.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,689.81
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)	5,561.85

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>12/03/2025</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: 2500304

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-3375-000	2023/5278	06-01-2023	LTS 26 & 27 BLK 23 TREASURE HILL PARK PLAT DB 102 P 286 OR 7077 P 1608

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode ● Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	1235322000026023					
Account:	103375000					
Owners:	CSS LLC					
Mail:	22 E JOHNSON AVE PENSACOLA, FL 32534					
Situs:	5312 PLATEAU RD 32507					
Use Code:	MULTI-FAMILY <=9					
Units:	2					
Taxing Authority:	COUNTY MSTU					
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi	Parcel Records
09/16/2013	7077	1608	\$55,000	WD	Y	
03/18/2013	6991	244	\$100	CT	Y	
07/2003	5198	1066	\$24,800	WD	Y	
01/1986	2180	200	\$100	CJ	Y	
01/1973	703	398	\$1,000	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

Parcel Information		Launch Interactive Map	
Section Map Id: 12-35-32-2			
Approx. Acreage: 0.2247			
Zoned: HDMU			
Evacuation & Flood Information Open Report			

80
110

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

Buildings

Address: 5312 PLATEAU RD, Improvement Type: SINGLE FAMILY, Year Built: 1950, Effective Year: 1950, PA Building ID#: 118585

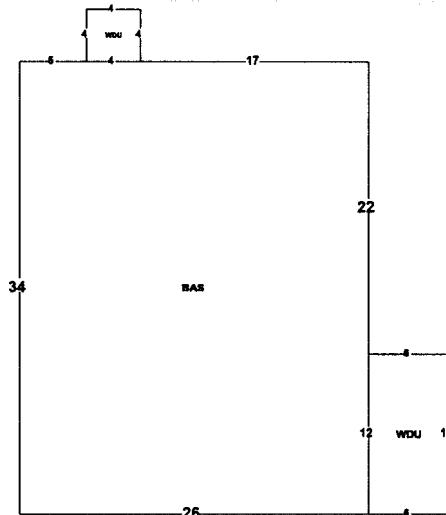
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 972 Total SF

BASE AREA - 884

WOOD DECK UNF - 88



Improvement Type: SINGLE FAMILY, Year Built: 1950, Effective Year: 1950, PA Building ID#: 118586

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 884 Total SF

BASE AREA - 884



Images



8/31/2022 12:00:00 AM



8/31/2022 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05278**, 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:

LTS 26 & 27 BLK 23 TREASURE HILL PARK PLAT DB 102 P 286 OR 7077 P 1608

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103375000 (1225-45)

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 December, which is the 3rd day of December 2025.**

Dated this 22nd 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 #: 10-3375-000 CERTIFICATE #: 2023-5278

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: September 11, 2005 to and including September 11, 2025 Abstractor: Pam Alvarez

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 12, 2025
Tax Account #: **10-3375-000**

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

By Virtue of Special Warranty Deed recorded 9/20/2013 in OR 7077/1608

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 recorded 9/2/2025 – OR 9370/1738**

4. Taxes:

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

Tax Account #: 10-3375-000

Assessed Value: \$96,993.00

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: DEC 3, 2025

TAX ACCOUNT #: 10-3375-000

CERTIFICATE #: 2023-5278

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

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2024 tax year.

CSS LLC
5312 PLATEAU RD
PENSACOLA, FL 32507

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

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

Certified and delivered to Escambia County Tax Collector, this 12th day of September 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

September 12, 2025
Tax Account #:10-3375-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 26 & 27 BLK 23 TREASURE HILL PARK PLAT DB 102 P 286 OR 7077 P 1608

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3375-000(1225-45)

Recorded in Public Records 09/20/2013 at 08:31 AM OR Book 7077 Page 1608,
 Instrument #2013071790, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 Deed Stamps \$385.00

Prepared by and Return to:
 QUINTAIROS, PRIETO, WOOD & BOYER P.A.
 Frank C. Bozeman, III
 114 E Gregory Street, 2nd Floor
 Pensacola, Florida 32502
 Our File Number: 13P11265711

For official use by Clerk's office only

STATE OF Florida)
 COUNTY OF Escambia)
)

SPECIAL WARRANTY DEED
 (Corporate Seller)

THIS INDENTURE, made this September 16, 2013, between Synovus Bank, f/k/a Columbus Bank and Trust Company as successor in interest through name change and by merger with Coastal Bank and Trust of Florida f/k/a Bank of Pensacola, whose mailing address is: 1148 Broadway, Columbus, GA 31901, party of the first part, and C.S.S. LLC., a Florida limited liability company, whose mailing address is: 22 E. Johnson Ave, Pensacola, FL 32534, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lots 22, 26 and 27, Block 23, Treasure Hill Park, a subdivision of a portion of Section 12, Township 3 South, Range 32 West, according to the map of said subdivision recorded in Deed Book 102, Page 286, of the Public Records of Escambia County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 16, 2013.

Signed, sealed and delivered
 in the presence of:

South H. Woods
 Witness signature

FATH H. WOODS
 Print witness name

William Richardson
 Witness signature

Print witness name

Synovus Bank

By: *David Wolf*
 Print Name: David Wolf
 Title: Vice President Coastal Bank & Trust

(Corporate Seal)

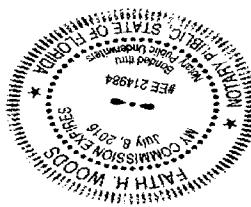
State of Florida
 County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 16th day of September, 2013 by David Wolf, Vice President Coastal Bank & Trust of Synovus Bank who is personally known to me or who has produced _____ as identification.

South H. Woods
 Notary Public
FATH H. WOODS
 Print Notary Name

My Commission Expires: _____

Notary Seal



DEED - Special Warranty Deed - Corporate

**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, and if not, what person or entity will be responsible for maintenance. 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 Ordinance Chapter 1-29.2, Article V requires 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 statements

Name of Road way: Cartier Drive and Plateau Road Pensacola, FL

Legal Address of Property: 5263 Cartier Drive and 5312 & 5314 Plateau Road Pensacola, FL

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

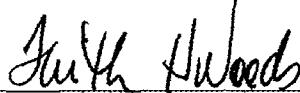
This form complete by Quintairos Prieto Wood & Boyer, PA

114 E. Gregory Street Pensacola, FL 32502

WITNESSES:

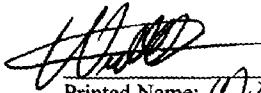


Printed Name: William Richardson

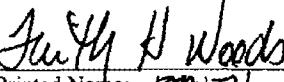


Printed Name: Judith H. Woods

WITNESSES:

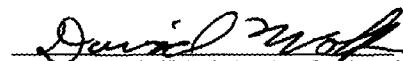


Printed Name: William Richardson

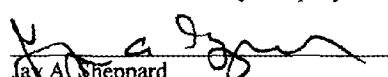
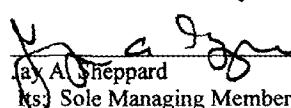


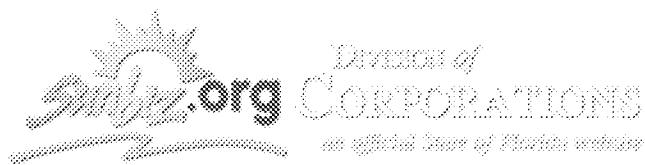
Printed Name: Judith H. Woods

AS TO SELLER:


Synovus Bank f/k/a Columbus Bank and
Trust Company
By: David Wolf
Is: Vice-President

AS TO BUYER:


C.S.S. LLC.,
a Florida limited liability company
Max A. Sheppard
Sole Managing Member



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

C.S.S. LLC.

Filing Information

Document Number L06000102294

FEI/EIN Number 20-8917194

Date Filed 10/20/2006

Effective Date 10/20/2006

State FL

Status ACTIVE

Last Event REINSTATEMENT

Event Date Filed 02/14/2018

Principal Address

22 E JOHNSON AVE.
PENSACOLA, FL 32534

Mailing Address

22 E JOHNSON AVE.
PENSACOLA, FL 32534

Registered Agent Name & Address

JAY, SHEPPARD
8550 Jade Acres Rd
PENSACOLA, FL 32526

Name Changed: 02/14/2018

Address Changed: 04/15/2024

Authorized Person(s) Detail

Name & Address

Title MGRM

SHEPPARD, JAY A
22 E JOHNSON AVE
PENSACOLA, FL 32534

Annual Reports

Report Year **Filed Date**

2023	04/08/2023
2024	04/15/2024
2025	04/06/2025

Document Images[04/06/2025 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/15/2024 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/08/2023 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2022 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/21/2021 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/01/2020 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/11/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/14/2018 -- REINSTATEMENT](#)[View image in PDF format](#)[04/28/2018 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2017 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2016 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/27/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/30/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[08/01/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[05/09/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/02/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/20/2006 -- Florida Limited Liability](#)[View image in PDF format](#)

Recorded in Public Records 9/2/2025 10:17 AM OR Book 9370 Page 1738,
Instrument #2025066384, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

Recorded in Public Records 8/29/2025 3:37 PM OR Book 9370 Page 1038,
Instrument #2025066231, 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,
VS.

CASE NO: CE25041749U
LOCATION: 1217 N W ST
PR#: 000S009060011226

CSS LLC,
22 E JOHNSON AVE
PENSACOLA, FL 32534

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, Noonie, 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:

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (R) Unsafe stair/porch

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (T) Windows in bad repair

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

It is hereby ORDERED that the **RESPONDENT(S)** shall have until 9/16/2025 to correct the violation(s) and to bring the violation into compliance.

Page 1 Of 3



Corrective action shall include:

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$50.00 per day, commencing 9/17/2025. 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 prevailing party against **RESPONDENT(S)**.

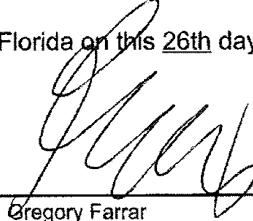
This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County

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 26th day of August, 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

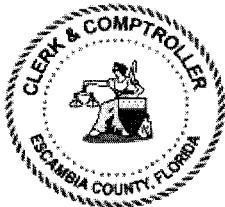
CERTIFICATE # 05278 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534	CSS LLC 5312 PLATEAU RD PENSACOLA, FL 32507	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 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 16th day of October 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 3, 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. **05278**, 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:

LTS 26 & 27 BLK 23 TREASURE HILL PARK PLAT DB 102 P 286 OR 7077 P 1608

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103375000 (1225-45)

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 December, which is the 3rd day of December 2025.**

Dated this 17th day of October 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

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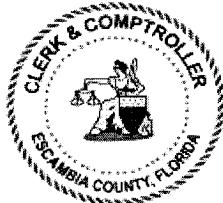
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Post Property:

5312 PLATEAU RD 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Search Property	Property Sheet	Lien Holder's	Redeem New	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale

Account: 103375000 Certificate Number: 005278 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes



PL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

122S-48

Document Number: ECSO25CIV046764NON

Agency Number: 26-000721

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05278 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 10/24/2025 at 8:33 AM and served same at 12:15 PM on 10/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving CSS LLC , the within named, to wit: TONE REED, PROPERTY MANAGER.

SERVED AT 910 WINTON AVENUE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS CPS

Service Fee: \$40.00

Receipt No: BILL

W A R N I N G

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Personal Services:

CSS LLC
22 E JOHNSON AVE
PENSACOLA, FL 32534

PAM CHILDESS
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

1225.45

Document Number: ECSO25CIV046752NON

Agency Number: 26-000685

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05278 2023

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CSS LLC

Defendant:

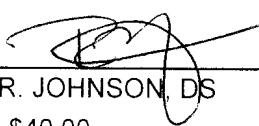
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:31 AM and served same at 10:18 AM on 10/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving CSS LLC , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



R. JOHNSON, DS

Service Fee: \$40.00

Receipt No: BILL

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Post Property:

5312 PLATEAU RD 32507



PAM CHILDERS

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

By:
Emily Hogg
Deputy Clerk

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CSS LLC [1225-45]
22 E JOHNSON AVE
PENSACOLA, FL 32534

CSS LLC [1225-45]
5312 PLATEAU RD
PENSACOLA, FL 32507

9171 9690 0935 0127 2042 65

9171 9690 0935 0127 2042 58

R

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1225-45]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1225-45]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2041 73

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

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

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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 December, which is the 3rd day of December 2025.

Dated this 23rd day of October 2025.

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

PAM CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name:	Emily Hogg, Deputy Clerk
Order Number:	8336
Order Date:	10/23/2025
Number Issues:	4
Pub Count:	1
First Issue:	10/29/2025
Last Issue:	11/19/2025
Order Price:	\$200.00
Publications:	The Summation Weekly
Pub Dates:	The Summation Weekly 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2023 TD 05278 KEYS FUNDING LLC CSS LLC

was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

Ballinger
X
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

Morgan S. Cole
NOTARY PUBLIC

