

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

12545

						1 4	200	
Part 1: Tax Deed	Application Infor	mation						
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540					ation date	Apr 21, 2025	
Property CSS LLC description 22 E JOHNSON AVE PENSACOLA, FL 32534					Certificate#		2023 / 5278	
	5312 PLATEAU RD 10-3375-000 LTS 26 & 27 BLK 23 TREASURE HILL PARK PLAT DB 102 P 286 OR 7077 P 1608					ertificate issued	06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed wi	th Tax Deed	Applic	ation		
Column 1 Certificate Numbe	Columi er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/5278	06/01/2			1,564.42		78.22	1,642.64	
					<u> </u>	→Part 2: Total*	1,642.64	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)	- 1000 ABC - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 - 1000 -		
Column 1 Certificate Number	umn 1 te Number Column 2 Date of Other Certificate Sale Column 3 Face Amount of Other Certificate Column 3 Tax Collector's		Column 4 Tax Collector's	Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)		
# 2024/5360			1,721.88		6.25 126.27		1,854.40	
			<u>_</u>			Part 3: Total*	1,854.40	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)		4.35	The same of the sa		
1. Cost of all cert	ificates in applicant's	possessio	n and other	r certificates red (*	deemed Total of	by applicant Parts 2 + 3 above	3,497.04	
2. Delinquent tax	es paid by the applica	ant					0.00	
3. Current taxes	paid by the applicant						1,689.81	
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)							0.00	
7.					Tota	l Paid (Lines 1-6)	5,561.85	
-	nformation is true and d that the property in				y inform	ation report fee, a	nd tax collector's fees	
<i>D</i>						Escambia, Florid	la	
Sign here: Sign	ature, lea Collector or Des	ignee			Da	te April 24th,	2025_	
	Send his certification to	a tha Oladi at		# 46 - 41-44 -	Ca	o Instructions on Pa	mo ?	

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

	rt 5; Clerk of Court Certified Amounts (Lines 8-14)	
8.	Processing tax deed fee	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.		
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Boid /l ince 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	Date of sale 12/03/2025	
3.8	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

Application Number: 2500304

To: Tax Collector of ESC	AMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1 hold the listed tax certificate a		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
 pay all delinquent a pay all Tax Collector Sheriff's costs, if ap 	ding tax certificates plus in and omitted taxes, plus in or's fees, property informa oplicable.	terest covering th tion report costs, (e property Clerk of the Court costs, charges and fees, and
Attached is the tax sale certi- which are in my possession.		ation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 202 PO BOX 71540 PHILADELPHIA, PA 191			<u>04-21-2025</u> Application Date
Applica	ant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

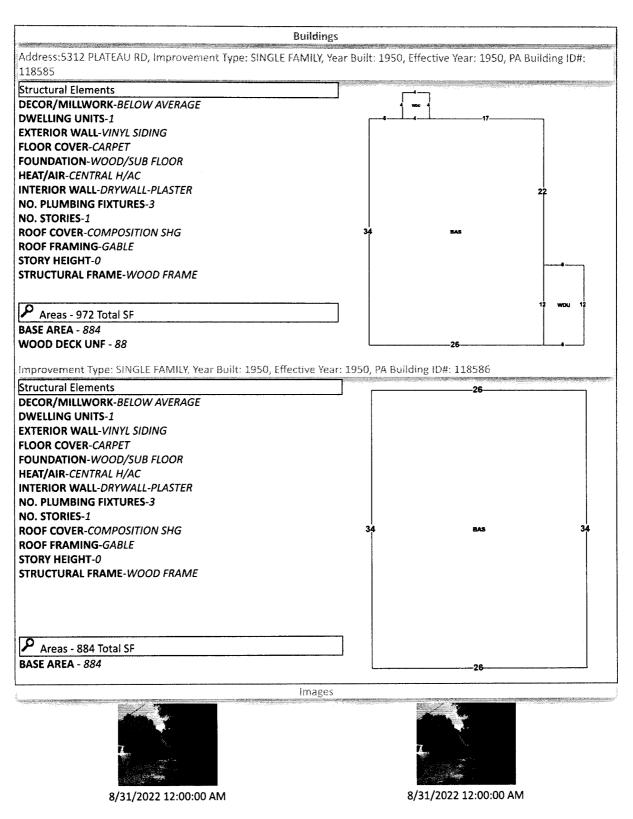
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Nav. Mode		•					Printer Frie	endly Version
General Inform	ation			Assessn	nents			,
Parcel ID:	1235322000026023			Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	103375000		i	2024	\$50,000	\$74,944	\$124,944	\$96,99
Owners:	CSS LLC		ļ	2023	\$40,000	\$70,941	\$110,941	\$88,17
Mail:	22 E JOHNSON AVE PENSACOLA, FL 32534	4		2022	\$30,000	\$63,300	\$93,300	\$80,16
Situs:	5312 PLATEAU RD 32	_				Disclaim	er	
Use Code:	MULTI-FAMILY <=9)				Tax Estima	tor	
Units:	2			,,,				· · · · · · · · · · · · · · · · · · ·
Taxing Authority:	COUNTY MSTU					Change of Ac	ldress ————	
Tax Inquiry:	Open Tax Inquiry Wir				File fo	or Exemptio	n(s) Online	
Tax Inquiry link Escambia Coun	courtesy of Scott Lunsfor ty Tax Collector	d			Re	port Storm	Damage	
	ρ	Selle dillo		2024 C	ertified Roll I	Exemptions		
Sales Data Ty	pe List: 🖊 ook Page Value Type M	Aulti Parcel I	Records	None				
	77 1608 \$55,000 WD	Y						
			-	Legal C	escription			
03/18/2013 69		Υ	<u>C</u>			TREASURE HIL	L PARK PLAT (OB 102 P 28
07/2003 51	198 1066 \$24,800 WD	Υ	D)	II	77 P 1608			
01/1986 21	180 200 \$100 CJ	Υ	Ľò.					
01/1973 7	03 398 \$1,000 WD	N	Ľ,	<u> </u>				
Official Record	s Inquiry courtesy of Pam	Childers		Extra I None	-eatures			
Escambia Cour Comptroller	nty Clerk of the Circuit Co	urt and						
Parcel Informa	ition						Launch In	teractive M
				2011				
Section								
Map ld:								
<u>12-35-32-2</u>								
Approx.								
Acreage:								
0.2247		•						
							1	
Zoned:		77						
HDMU								
Evacuation							1	
& Flood								
Information	1							
<u>Open</u>			_					
Report				1				
					1 /		ı	
7	1			al Drata	etion(DEP) D	ata		
1	View Florida Departn	ient of Envi	romment	ai riote		1411		



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# 2025038277 5/23/2025 10:48 AM
OFF REC BK: 9322 PG: 613 Doc Type: TDN

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.

COUNT RUS

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPO	THE ATTACHED REPORT IS ISSUED TO:							
SCOTT LUNSFORD, ES	CAMBIA COUNTY TA	X COLLECTOR						
TAX ACCOUNT #:	10-3375-000	CERTIFICATE #:	2023-527	8				
REPORT IS LIMITED TO	O THE PERSON(S) EXP	IE LIABILITY FOR ERROR PRESSLY IDENTIFIED BY I S) OF THE PROPERTY INF	NAME IN THE	PROPERTY				
listing of the owner(s) of tax information and a listi	record of the land describ ng and copies of all open the Official Record Boo	ne instructions given by the u ed herein together with curre or unsatisfied leases, mortga ks of Escambia County, Flori	nt and delinquent ges, judgments a	t ad valorem nd				
	face rights of any kind or	es and assessments due now or nature; easements, restriction						
		ty or sufficiency of any docur tle, a guarantee of title, or any						
Use of the term "Report"	herein refers to the Prope	rty Information Report and th	ne documents atta	ached hereto.				
Period Searched: Septemb	per 11, 2005 to and inclu	ding September 11, 2025	Abstractor:	Pam Alvarez				
BY								
Malphel								

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

CERTIFICA	TION.	PROPERT	VINEC	DRMATION	REPORT FOR	TDA
CENTIFICE	MIN.	INVIENT	1 1111		NEI ON I TON	IDA

TAX DEED SALE DATE:	DEC 3, 2025					
TAX ACCOUNT #:	10-3375-000					
CERTIFICATE #:	2023-5278					
those persons, firms, and/or agencies havin	la Statutes, the following is a list of names and addresses of ng legal interest in or claim against the above-described ertificate is being submitted as proper notification of tax deed					
YES NO ☐ ☑ Notify City of Pensacola, P.C ☐ ☑ Notify Escambia County, 190 ☐ ☐ ☐ Homestead for 2024 tax ye	0 Governmental Center, 32502					
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						

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

Malphel

PENSACOLA, FL 32505

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

DEED - Special Warranty Deed - Corporate

For	r official use by C	Clerk's office only	
STATE OF Florida)	SPECIAL WARRANTY DEED	
COUNTY OF Escambia	Ć	(Corporate Seller)	
successor in interest through name change and mailing address is: 1148 Broadway, Columbus company, whose mailing address is: 22 E. John First party, for and in consideration o	by merger with Coasts, GA 31901, party of nson Ave, Pensacola, WITNESSET! If the sum of TEN AN hereby grant, bargain	H: ND NO/100 DOLLARS (\$10.00) and other valuable consi n, sell, aliens, remises, releases, conveys and confirms unt	vhose y iderations
Lots 22, 26 and 27, Block 23, 7	Treasure Hill Park.	c, a subdivision of a portion of Section 12,	
		the map of said subdivision recorded in	
Deed Book 102, Page 286, of the	he Public Records	s of Escambia County, Florida.	
ordinances and/and restrictions and prohibition TOGETHER with all the tenements, if TO HAVE AND TO HOLD the same AND the party of the first part hereby simple: that it has good right and lawful auth will defend the same against the lawful claims	ns imposed by governous imposed by governous in the simple forever y covenants with said yority to sell and convert of all persons claimin	purtenances thereto belonging or in anywise appertaining	land in fe
Signed, sealed and delivered in the presence of:		Synovus Bank	
Witness signature PAFFI H WOODS Print witness signature Witness signature Witness signature Print witness name		By: David Wolf Print Name: David Wolf Title: Vice President Coastal Bank & Trust (Corpora	ite Seal)
State of Florida County of Escambia			
		this 16th day of September, 2013 by David Wolf, Vice Propriet or who has produced	
Jary N Woods		O STATE OF THE PARTY OF THE PAR	
PATTH H WOODS Print Notary Name	<u> </u>	9EE 510369	
My Commission Expires:		**************************************	
Notary Seal	A STATE	WHINTHING	

BK: 7077 PG: 1609 Last Page

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County, 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 bee 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: FOTH H WOOD

WITNESSES:

rinted Name: [] Illian Riche

Printed Name: PAITH H WOOD

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

ax A Theppard

ks) Sole Managing Member

8/12/25, 2:54 PM



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	Visw image in PDF format
04/15/2024 ANNUAL REPORT	View image in PDF format
04/08/2023 ANNUAL REPORT	View mage in PDF format
04/30/2022 ANNUAL REPORT	View image in PDF format
03/21/2021 ANNUAL REPORT	View image in PDF format
06/21/2020 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
04/28/2016 ANNUAL REPORT	View image in PDF format
04/30/2015 ANNUAL REPORT	View image in PDF format
04/30/2014 ANNUAL REPORT	Visw image in PDF format
94/39/2013 ANNUAL REPORT	View image in PDF format
64/30/2012 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
66/01/2009 ANNUAL REPORT	View image in PDF format
05/09/2008 ANNUAL REPORT	View image in POF format
06/02/2007 ANNUAL REPORT	View image in PDF format
10/20/2006 Florida Limited Liability	View image in PDF format

Standa Ceneropeuk of Akora, Soviator of Corporations

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,

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, 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



BK: 9370 PG: 1739 BK: 9370 PG: 1039

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

BK: 9370 PG: 1740 Last Page BK: 9370 PG: 1040 Last Page

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	CSS LLC		
22 E JOHNSON AVE	5312 PLATEAU RD		
PENSACOLA, FL 32534	PENSACOLA, FL 32507		
Į.	ESCAMBIA COUNTY / CO 221 PALAFOX PLACE STE PENSACOLA FL 32502	UNTY ATTORNEY	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.

COMPTAGE COUNTY LINE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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

COMPTROLL A

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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

Post Property:

5312 PLATEAU RD 32507



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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

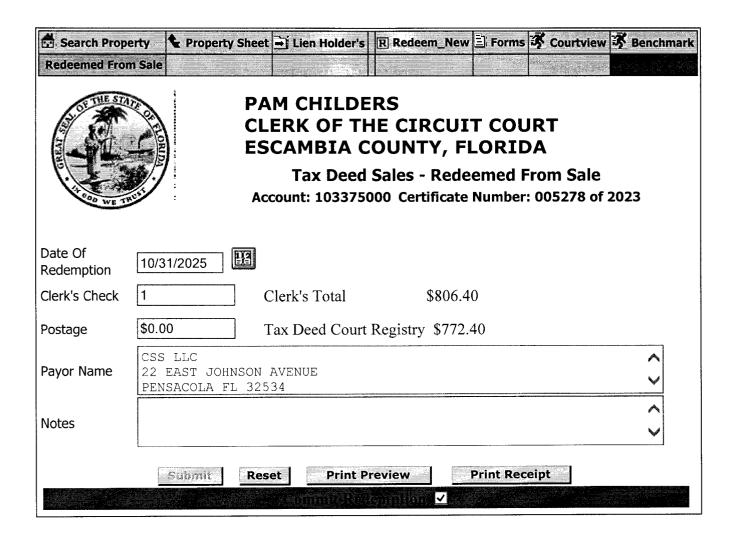
Personal Services:

CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

1

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 26-000721

Document Number: ECSO25CIV046764NON

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**Y**CPS

Service Fee:

\$40.00

Receipt No: B

BILL

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

Personal Services:

CSS LLC 22 E JOHNSON AVE PENSACOLA, FL 32534

ST COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 26-000685

125.45

Document Number: ECSO25CIV046752NON

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: 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: Receipt No: \$40.00 BILL

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

Post Property:

5312 PLATEAU RD 32507

COMPTRO ES

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk