



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

1225.64

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | Application date | Apr 21, 2025 |
| Property description | CSS LLC 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 208 HIGHWAY29 11-3324-000 BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT (Full legal attached.) | Certificate # | 2023 / 5953 |
| | | 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) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2023/5953 | 06/01/2023 | 1,874.97 | 287.50 | 2,162.47 |
| → Part 2: Total* | | | | 2,162.47 |

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) |
|--------------------------------|-----------------------------------------------|-------------------------------------------------|---------------------------------|----------------------|----------------------------------------------|
| # 2024/6070 | 06/01/2024 | 1,892.77 | 6.25 | 294.96 | 2,193.98 |
| Part 3: Total* | | | | | 2,193.98 |

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) | 4,356.45 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,825.06 |
| 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) | 6,556.51 |

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: 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.

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB
CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG
20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500291

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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 |
|----------------|-----------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11-3324-000 | 2023/5953 | 06-01-2023 | BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654 |

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

| General Information Parcel ID: 141N311001005012 Account: 113324000 Owners: CSS LLC Mail: 22 EAST JOHNSON AVENUE PENSACOLA, FL 32534 Situs: 208 HIGHWAY29 32533 Use Code: STORE, 1 STORY Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | | Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$28,092</td> <td>\$92,071</td> <td>\$120,163</td> <td>\$120,163</td> </tr> <tr> <td>2023</td> <td>\$19,945</td> <td>\$91,281</td> <td>\$111,226</td> <td>\$111,226</td> </tr> <tr> <td>2022</td> <td>\$19,945</td> <td>\$88,969</td> <td>\$108,914</td> <td>\$108,914</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey | | | | | Year | Land | Imprv | Total | Cap Val | 2024 | \$28,092 | \$92,071 | \$120,163 | \$120,163 | 2023 | \$19,945 | \$91,281 | \$111,226 | \$111,226 | 2022 | \$19,945 | \$88,969 | \$108,914 | \$108,914 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-----------|-----------|--------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------|------|--------------|---------|------------|-------|---------|-----------|----------|----------|-----------|------------|------|----------|-----------|-----------|-----------|------|------------|----------|-----------|-----------|----|---|--|------------|------|------|-----------|----|---|--|---------|------|-----|----------|----|---|--|---------|-----|-----|-------|----|---|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Year | Land | Imprv | Total | Cap Val | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | \$28,092 | \$92,071 | \$120,163 | \$120,163 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | \$19,945 | \$91,281 | \$111,226 | \$111,226 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | \$19,945 | \$88,969 | \$108,914 | \$108,914 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>07/29/2021</td> <td>8587</td> <td>654</td> <td>\$220,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>08/21/2019</td> <td>8150</td> <td>960</td> <td>\$154,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>09/01/2015</td> <td>7402</td> <td>463</td> <td>\$100</td> <td>CT</td> <td>Y</td> <td></td> </tr> <tr> <td>09/25/2008</td> <td>6383</td> <td>1909</td> <td>\$280,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>01/1978</td> <td>1213</td> <td>277</td> <td>\$23,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1966</td> <td>269</td> <td>624</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | | Sale Date | Book | Page | Value | Type | Multi Parcel | Records | 07/29/2021 | 8587 | 654 | \$220,000 | WD | Y | | 08/21/2019 | 8150 | 960 | \$154,000 | WD | Y | | 09/01/2015 | 7402 | 463 | \$100 | CT | Y | | 09/25/2008 | 6383 | 1909 | \$280,000 | WD | Y | | 01/1978 | 1213 | 277 | \$23,000 | WD | N | | 01/1966 | 269 | 624 | \$100 | WD | N | | 2024 Certified Roll Exemptions None Legal Description BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB... Extra Features ASPHALT PAVEMENT CONCRETE PAVING CONCRETE WALKS | | | | |
| Sale Date | Book | Page | Value | Type | Multi Parcel | Records | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 07/29/2021 | 8587 | 654 | \$220,000 | WD | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08/21/2019 | 8150 | 960 | \$154,000 | WD | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 09/01/2015 | 7402 | 463 | \$100 | CT | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 09/25/2008 | 6383 | 1909 | \$280,000 | WD | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/1978 | 1213 | 277 | \$23,000 | WD | N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01/1966 | 269 | 624 | \$100 | WD | N | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Information | | | | | | | Launch Interactive Map | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Section
Map Id:
14-1N-31-1

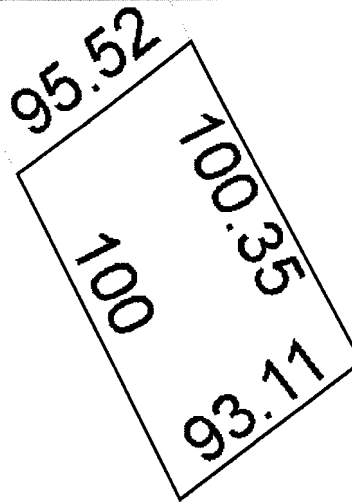
Approx.
Acreage:
0.1549

Zoned: 
HC/LI

Evacuation
& Flood
Information
[Open](#)
[Report](#)



Highway 29



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

Buildings

Address: 208 HIGHWAY 29, Improvement Type: RETAIL STORE, Year Built: 1965, Effective Year: 1970, PA Building ID#: 7362

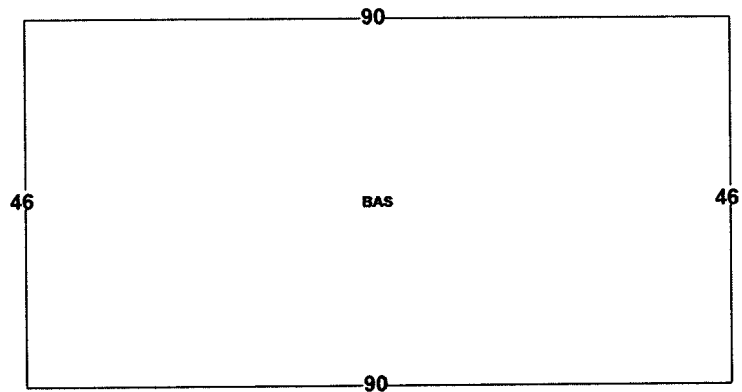
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISHED
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 4140 Total SF

BASE AREA - 4140



Images



3/10/2022 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.

Last Updated: 05/21/2025 (tc.8121)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 05953**, 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 AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF LAND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113324000 (1225-64)

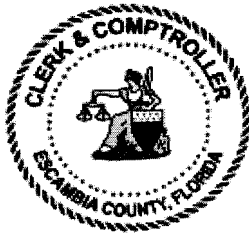
The assessment of the said property under the said certificate issued was in the name of

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 #: 11-3324-000 CERTIFICATE #: 2023-5953

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 12, 2005 to and including September 12, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,

As President

Dated: September 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 15, 2025

Tax Account #: **11-3324-000**

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

By Virtue of Warranty Deed recorded 8/2/2021 in OR 8587/654

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Code Enforcement Order in favor of Escambia County recorded 6/9/2025 – OR 9327/1230**
 - b. **Code Enforcement Order in favor of Escambia County recorded 9/2/2025 – OR 9370/1738**
4. Taxes:

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

Tax Account #: 11-3324-000

Assessed Value: \$119,519.00

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 #: 11-3324-000

CERTIFICATE #: 2023-5953

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

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

CSS LLC
22 EAST JOHNSON AVE
PENSACOLA, FL 32534

CSS LLC
208 HWY 29
CANTONMENT, FL 32533

JAY SHEPPARD REGISTERED AGENT OF
CSS LLC
8550 JADE ACRES RD
PENSACOLA, FL 32526

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

Certified and delivered to Escambia County Tax Collector, this 15th 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 15, 2025

Tax Account #:11-3324-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF L AND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 11-3324-000(1225-64)

**Recorded in Public Records 8/2/2021 9:22 AM OR Book 8587 Page 654,
Instrument #2021084760, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$1,540.00**

Prepared by:

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

File Number: 1-57125

General Warranty Deed

Made this July 29, 2021 A.D., By **James T. Butler, individually and as Trustee of the James R. Butler Opportunity Trust dated December 13, 2010**, whose post office address is: 6355 N. Palafox Street, Pensacola, Florida 32503, hereinafter called the grantor, to **C.S.S., LLC, a Florida Limited Liability Company**, whose post office address is: 22 East Johnson Avenue, Pensacola, Florida 32534, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 141N31-1001-003-012

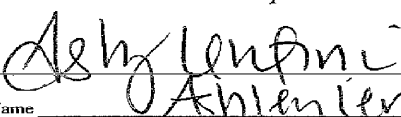
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

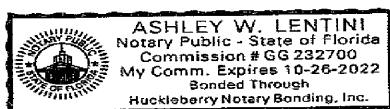
Signed, sealed and delivered in our presence:

 (Seal)
James T. Butler, individually and as Trustee of the James R. Butler Opportunity Trust dated December 13, 2010
Witness Printed Name _____


Witness Printed Name _____ **Tonja Brown**

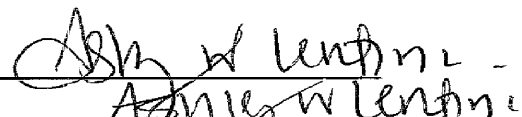
State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of July, 2021, by James T. Butler, individually and as Trustee of the James R. Butler Opportunity Trust dated December 13, 2010, who is/are personally known to me or who has produced drivers license identification.



Notary Public
Print Name: _____

My Commission Expires: _____


Ashley W. Lentini
10/26/22

BK: 8587 PG: 655**Exhibit "A"****PARCEL 1:**

Commencing at the intersection of the South line of said Lot 1 and the Easterly right of way line of U.S. Highway No. 29; thence North 31 degrees 40 minutes West along said Easterly right of way line a distance of 525.5 feet to an iron rod for the Point of Beginning; thence continue North 31 degrees 40 minutes West along said Easterly right of way line, 100.0 feet to an iron rod; thence North 51 degrees 15 minutes East 95.52 feet to an iron rod in the Westerly right of way line of the Louisville & Nashville Railroad right of way; thence South 30 degrees 20 minutes East along said Westerly Railroad right of way line, 100.35 feet to an iron rod; thence South 51 degrees 15 minutes West, 93.11 feet to the Point of Beginning. All of the above lying and being in Section 14, Township 1 North, Range 31 West, Escambia County, Florida.

PARCEL 2:

Commencing at a point on the South line of Lot 1, Section 14, Township 1 North, Range 31 West, Escambia County, Florida, and the East right of way line of Pensacola-Flomaton Highway and run North along said right of way 375.5 feet to a point thence known as the Point of Beginning; thence Easterly parallel to the South line of Lot 1 to the West right of way line of the Louisville & Nashville Railroad; thence Northerly along railroad right of way 150 feet to a point, thence Westerly parallel to the South line of Lot 1 to East right of way line of Pensacola-Flomaton highway; thence Southerly along the said right of way 150 feet to the Point of Beginning.

BK: 8587 PG: 656 Last Page**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 206 South Highway 29

LEGAL ADDRESS OF PROPERTY: 206 South Highway 29, Cantonment, Florida 32533

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

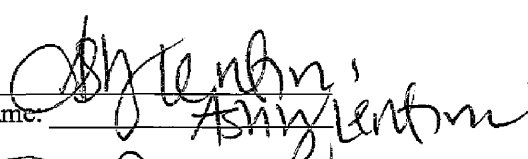
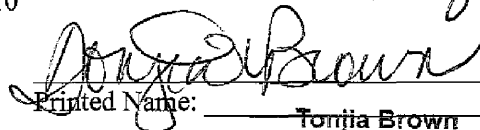
This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
307 South Palafox Street, Pensacola, Florida 32502

AS TO SELLER(S):

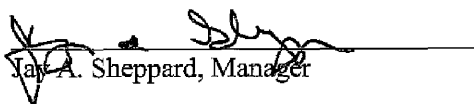
James T. Butler, as Trustee of the James R.
Butler Opportunity Trust dated December 13, 2010

WITNESSES TO SELLER(S):

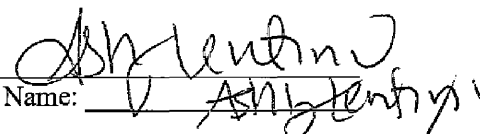

Printed Name: Ashley Lenthin
Printed Name: Tonjia Brown

AS TO BUYER(S):

C.S.S., LLC, a Florida Limited Liability Company


Jay A. Sheppard, Manager

WITNESSES TO BUYER(S):


Printed Name: Ashley Lenthin
Printed Name: Tonjia Brown

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

Recorded in Public Records 6/9/2025 8:53 AM OR Book 9327 Page 1230,
Instrument #2025041520, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S27.00

Recorded in Public Records 6/9/2025 8:02 AM OR Book 9327 Page 1044,
Instrument #2025041471, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording S27.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE24105488N
LOCATION: 2 ARCHER AVE
PR#: 162S304000140001

VS.

CSS LLC,
22 E JOHNSON AVE
PENSACOLA, FL 32514

RESPONDENT(S)

ORDER

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

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

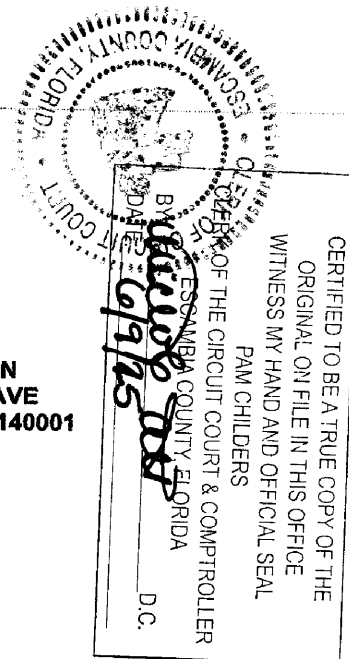
Sec. 42-196(b) Nuisance - (B) Trash and Debris

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

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

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

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



BK: 9327 PG: 1231

BK: 9327 PG: 1045

Corrective action shall include:

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

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

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

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

BK: 9327 PG: 1232 Last Page

BK: 9327 PG: 1046 Last Page

prevailing party against **RESPONDENT(S)**.

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

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

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

DONE AND ORDERED in Escambia County, Florida on this 3rd day of June, 2025.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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

VS.

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, None

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

Unique Code : BAA-CACEAJBCBIEHAH-BCADD-CACFAGGCDB-FFHCJG-H 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)**.

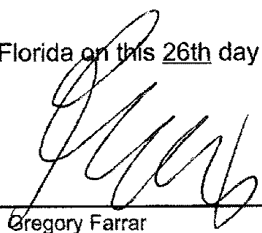
This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County

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 # 05953 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 EAST JOHNSON AVENUE PENSACOLA, FL 32534 | CSS LLC 208 HWY 29 CANTONMENT, FL 32533 |
| JAY SHEPPARD REGISTERED AGENT FOR CSS LLC 8550 JADE ACRES RD PENSACOLA, FL 32526 | |
| 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. 05953**, 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 AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF LAND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113324000 (1225-64)

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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Dated this 17th day of October 2025.

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Post Property:

208 HIGHWAY 29 32533



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

By:
Emily Hogg
Deputy Clerk

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TAX ACCOUNT NUMBER 113324000 (1225-64)

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Dated this 17th day of October 2025.

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Personal Services:

CSS LLC
22 EAST JOHNSON AVENUE
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

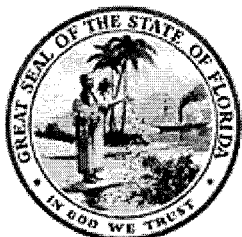


By: 

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: 113324000 Certificate Number: 005953 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$806.40

Postage Tax Deed Court Registry \$772.40

Payor Name

Notes

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 122564

Document Number: ECSO25CIV046722NON

Agency Number: 26-000694

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05953 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 9:37 AM on 10/27/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113324000 (1225-64)

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.

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Post Property:

208 HIGHWAY 29 32533



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 1225.64

Document Number: ECSO25CIV046777NON

Agency Number: 26-000728

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05953 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CSS LLC

Defendant:

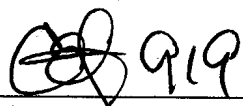
Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

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: TONY 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

Printed By: LCMITCHE

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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. 05953**, 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 AT INTER OF S LI OF LT 1 AND ELY LI OF H/W NO 29 N 31 DEG 40 MIN W ALG ELY LI OF H/W 525 5/10 FT FOR POB CONTINUE N 31 DEG 40 MIN W ALG E LI OF H/W 100 FT N 51 DEG 15 MIN E 95 52/100 FT TO W LI OF LAND N RR S 30 DEG 20 MIN E ALG W LI OF RR 100 35/100 FT S 51 DEG 15 MIN W 93 11/100 FT TO POB OR 8587 P 654

SECTION 14, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113324000 (1225-64)

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 EAST JOHNSON AVENUE
PENSACOLA, FL 32534

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.

CSS LLC [1225-64]
22 EAST JOHNSON AVENUE
PENSACOLA, FL 32534

9171 9690 0935 0127 2039 54

CSS LLC [1225-64]
208 HWY 29
CANTONMENT, FL 32533

9171 9690 0935 0127 2039 61

R

JAY SHEPPARD REGISTERED AGENT
[1225-64]
FOR CSS LLC
8550 JADE ACRES RD
PENSACOLA, FL 32526

9171 9690 0935 0127 2039 78

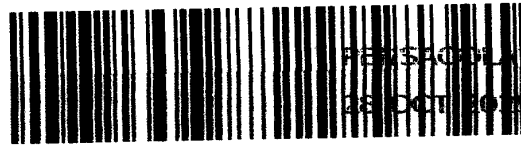
ESCAMBIA COUNTY / COUNTY
ATTORNEY [1225-64]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1225-64]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2039 85

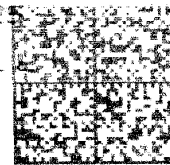
CERTIFIED MAIL

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



9171 9690 0935 0127 2039 61

PENSACOLA FL 325
28 OCT 2025 AM 1



quadrant

FIRST-CLASS MAIL
IMI

\$008.86

10/27/2025 2:43:02
043M31219051

US POSTAGE

UNC
CSS LLC [1225-04]
208 HWY 29
CANTONMENT, FL 32533

2nd CLASS
RETURN

NIXIE 326 DE 1 0011/20/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32502>5833
32533-1427C

BC: 32502583335 *2638-03471-28-18



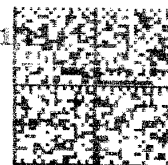
Pensacola, FL 32502

CERTIFIED MAIL™

PENSACOLA FL 325

11 OCT 2025 AM 1

9171 9690 0935 0127 1924 32



quadiant

FIRST-CLASS MAIL
PM

\$008.86

10/01/2025 ZIP 32502
043M31219251

STAGE

ANDREW HAWKS [1125-64]
7010 KLONDIKE RD
PENSACOLA, FL 32626

NIXIE

326 JUL 45

0011/21/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

* 2638-02315-02-20

3 2 3 2 6 4 3 2 1 1
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THE SUMMATION WEEKLY

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

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W
TAX ACCOUNT NUMBER 113324000
(1225-64)

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 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 CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR10/29-11/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 8344
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 05953 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.

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.

X 
NOTARY PUBLIC

