

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

125.67

							, 00	<u> </u>
Part 1: Tax Deed	App	lication Infon	nation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025	
Property description	MARKS ALEXANDER M MARKS BRITNEY LEIGH Certificate					ficate #	2023 / 6198	
	419 CITATION DR CANTONMENT, FL 32533 419 CITATION DR 11-4497-285 LT 2 BLK C PINE FOREST EST 2ND ADDN PB 9 P 41 OR 7544 P 592					06/01/2023		
Part 2: Certificat	es O	wned by App	icant and	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	er	Column Date of Certific		_	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/6198		06/01/20	023		4,837.70		241.89	5,079.59
							→Part 2: Total*	5,079.59
Part 3: Other Ce	rtifica	ates Redeeme	d by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Data of Other Foss Amount of		Column 4 Tax Collector's			Total (Column 3 + Column 4 + Column 5)		
#/								
			روس د درادک است				Part 3: Total*	0.00
Part 4: Tax Colle		A A A A A A A A A A A A A A A A A A A	AT THE PROPERTY OF	v. 58. 4 800 8 2 4 5 17 15 15 2 4 5 1			A. Water-1994 at	
Cost of all cert	ificate	s in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above)	5,079.59
2. Delinquent tax	es pai	id by the applica	int					0.00
3. Current taxes	paid b	y the applicant						0.00
4. Property inform	nation	report fee						200.00
5. Tax deed appl	icatior	n fee						175.00
6. Interest accrue	d by 1	tax collector und	ier s.197.5	542, F.S. (s	ee Tax Collecto	or Instr	uctions, page 2)	0.00
7.		•				То	tal Paid (Lines 1-6)	5,454.59
I certify the above in have been paid, an						y infor	mation report fee, ar	nd tax collector's fees
2		2					Escambia, Florid	
Sign here: Sign	ture	Collector or Desi	gnee				Date <u>April 24th, 2</u>	2025
_								

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

Par	t 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 I	here: Date of sale12/03/2025

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: 2500445

KEYS FUNDING LLC - 2023	To: Tax Collector of <u>ESCAMBIA COUNTY</u>		, Florida				
Account Number Certificate No. Date Legal Description 11-4497-285 2023/6198 06-01-2023 LT 2 BLK C PINE FOREST EST 2ND ADDN PB 9 P 41 OR 7544 P 592 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	·	•	e same to the Tax	Collector and make tax deed application thereon			
11-4497-285 2023/6198 06-01-2023 LT 2 BLK C PINE FOREST EST 2ND ADDN PB 9 P 41 OR 7544 P 592 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							
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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	 pay any current taxe redeem all outstand pay all delinquent all pay all Tax Collector Sheriff's costs, if apprenticed 	ing tax certificates plus nd omitted taxes, plus in 's fees, property informa plicable.	nterest covering thation report costs, (e property. Clerk of the Court costs, charges and fees, and			
KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 04-21-2025 Application Date		iodio on whom the application					
	KEYS FUNDING LLC - 2023 PO BOX 71540						
	Annlicar	nt's signature		Application Date			



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

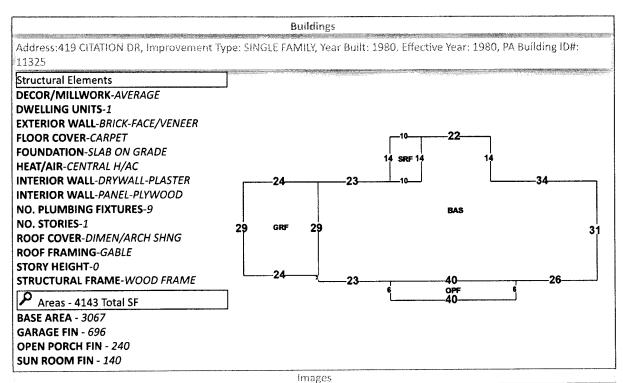
Sale List

571.62

<u>Back</u>

Nav. Mod	e Account Parcel	iD 🕈					Printer Frie	endly Version
General Information				Assessments				
Parcel ID:	371N31300000200	3	100	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	114497285			2024	\$40,000	\$353,977	\$393,977	\$367,110
Owners:	MARKS ALEXANDER			2023	\$40,000	\$335,717	\$375,717	\$333,737
	MARKS BRITNEY LE	IGH		2022	\$34,000	\$304,865	\$338,865	\$303,39
Mail:	419 CITATION DR CANTONMENT, FL 3	2533						
Situs:	419 CITATION DR 3					Disclaime	er	
Use Code:	SINGLE FAMILY RES	_				Tax Estima	tor	
Taxing Authority:	COUNTY MSTU				C	hange of Ad	ldress	operation and control of the control
Tax Inquiry:	Open Tax Inquiry W			,	File fo	r Exemption	n(s) Online	Accessorian united Schoolschild (PSPSE) (STA SPPSE)
	courtesy of Scott Lunsf hty Tax Collector	ora			Re	ort Storm (Damage	
Sales Data Ty	ma liet. P			2024 C	ertified Roll E	xemptions		2701
Sale Date Bo		Multi Parcel	Records	None	**************************************			
06/21/2016 7	544 592 \$100 WD	N	[] _o	Legal D	escription			
09/1979 1		N	Cò	100		ST EST 2ND A	DDN PB 9 P 4	1 OR 7544
	37 794 \$10,500 WD	N	D.	592				
•								
	01/1974 784 263 \$150,000 WD Y				eatures			
	is Inquiry courtesy of Pai nty Clerk of the Circuit C			POOL				
Parcel Informa	ntion			JL			Launch Inte	eractive Ma
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Zoned: 🔎		206.79				05.102		323.28
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<u>Dpen</u>	237			195		15	5	1
Report	256~	***************************************		*			<u> </u>	1

View Florida Department of Environmental Protection(DEP) Data



12/16/2020 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:05/22/2025 (tc.4888)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038354 5/23/2025 11:59 AM
OFF REC BK: 9322 PG: 841 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06198**, issued the **1st** day of **June**, **A.D.**, **2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 2 BLK C PINE FOREST EST 2ND ADDN PB 9 P 41 OR 7544 P 592

SECTION 37, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 114497285 (1225-67)

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

ALEXANDER M MARKS and BRITNEY LEIGH MARKS

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 TURN

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk **Redeemed From Sale**



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 114497285 Certificate Number: 006198 of 2023

Date Of Redemption	8/27/2025	
Clerk's Check	Clerk's Total \$806.40	
Postage	\$0.00 Tax Deed Court Registry \$772.40	
Payor Name	ALEXANDER AND BRITNEY MARKS 419 CITATION DR CANTONMENT, FL 32533	~
Notes		< >
	Submit Reset Print Preview Print Receipt Commit Redemption	

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 #: 11-4497-285	CERTIFICATE #:	2023-61	98
THIS REPORT IS NOT TITLE INSURANCE. THE REPORT IS LIMITED TO THE PERSON(S) EXPRINFORMATION REPORT AS THE RECIPIENT(S)	ESSLY IDENTIFIED BY	NAME IN THE	E PROPERTY
The attached Report prepared in accordance with the listing of the owner(s) of record of the land described tax information and a listing and copies of all open o encumbrances recorded in the Official Record Books said land as listed on page 2 herein.	I herein together with curre r unsatisfied leases, mortga	ent and delinque ages, judgments	nt ad valorem and
This Report is subject to: Current year taxes; taxes and mineral or any subsurface rights of any kind or n encroachments, overlaps, boundary line disputes.			
This Report does not insure or guarantee the validity considered a title insurance policy, an opinion of title warranty of title.			
Use of the term "Report" herein refers to the Property	y Information Report and t	he documents at	tached hereto.
Period Searched: September 12, 2005 to and includ	ing September 12, 2025	Abstractor:	Vicki Campbell
BY			
Malphel			

Michael A. Campbell, As President

Dated: September 15, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 15, 2025

Tax Account #: 11-4497-285

 The Grantee(s) of the last deed(s) of record is/are: ALEXANDER M. MARKS AND BRITNEY LEIGH MARKS

By Virtue of Warranty Deed recorded 6/21/2016 in OR 7544/592

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-4497-285 Assessed Value: \$367,110.00

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 A	ACCO	UNT #:	11-4497-285				
CERTIFICATE #:			2023-6198				
those	person	s, firms, and/or a	97.522, Florida Statutes, the following is a list of names and addresses of agencies having legal interest in or claim against the above-described ced tax sale certificate is being submitted as proper notification of tax deed				
YES	NO 	Notify Escamb	Pensacola, P.O. Box 12910, 32521 ia County, 190 Governmental Center, 32502 <u>2024</u> tax year.				

ALEXANDER M. MARKS AND BRITNEY LEIGH MARKS 419 CIATATION DR PENSACOLA, FL 32533

Malphel

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 #:11-4497-285

LEGAL DESCRIPTION EXHIBIT "A"

LT 2 BLK C PINE FOREST EST 2ND ADDN PB 9 P 41 OR 7544 P 592 SECTION 37, TOWNSHIP 1 N, RANGE 31 W TAX ACCOUNT NUMBER 11-4497-285(1225-67)

Recorded in Public Records 06/21/2016 at 04:29 PM OR Book 7544 Page 592, Instrument #2016046548, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By and Return To: Alan B. Bookman, of Emmanuel, Sheppard & Condon, P.A. 30 S. Spring Street Pensacola, FL 32502 File #07012-135491

WARRANTY DEED

THIS WARRANTY DEED, dated this day of June, 2016, given by JAMES J. MARKS, JR., whose mailing address is 120 E. Main Street, Suite A, Pensacola, FL 32502 (hereinafter called the "GRANTOR") to ALEXANDER M. MARKS AND BRITNEY LEIGH MARKS, husband and wife, whose mailing address is 419 Citation Drive, Pensacola, FL 32533 (hereinafter called the "GRANTEE"). (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$1.00 and Love and Affection, the receipt and sufficiency of which 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, to-wit:

Lot 2, Block C, Second Addition to Pine Forest Estates, according to the Plat thereof, as recorded in Plat Book 9, Page 41, of the Public Records of Escambia County, Florida.

GRANTOR WARRANTS AND REPRESENTS THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR FOR ANY PURPOSES UNDER FLORIDA LAW OR THE FLORIDA CONSTITUTION AND THE PROPERTY IS NOT ADJACENT TO OR CONTIGUOUS TO THE GRANTOR'S HOMESTEAD.

TITLE TO THE PROPERTY CONVEYED HEREIN HAS NEITHER BEEN EXAMINED NOR APPROVED BY THE PREPARER HEREOF.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2016** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

THIS IS A CONVEYANCE OF UNENCUMBERED REALTY AMONG FAMILY MEMBERS AND IS NOT SUBJECT TO FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO RULE 12B-4.014(2)(b), FLORIDA ADMINISTRATIVE CODE.

BK: 7544 PG: 593 Last Page

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed in the presence of the following witnesses:

Print Name

Dist Harres

James J. Marks,

STATE OF FLORIDA)

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me on this 21 day of June, 2016, by James J. Marks, Jr., who personally appeared before me and who is personally known to me.

Notary Rublic for the State of Florida

ALAN BART BOOKMAN
Notary Public, State of Florida
My Comm. Expires Apr. 24, 2019
Commission No. FF 199653

[NOTARY SEAL]