



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

0226-75

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	ERIC L 18617 SCHOENHERR DETROIT, MI 48205	Application date	Jun 18, 2025
Property description	MARCOS ROSENKJER LLC 382 NE 191ST ST PMB 55957 MIAMI, FL 33179 11 W YONGE ST 13-2231-500 LT 13 BELMONT BLK 135 BELMONT TRACT OR 8835 P 456 CA 81	Certificate #	2023 / 7008
		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)
# 2023/7008	06/01/2023	260.82	97.81	358.63
→Part 2: Total*				358.63

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)
# /					
Part 3: Total*					0.00

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)	358.63
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	733.63

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: Candice Deus Escambia, Florida
Signature, Tax Collector or Designee Date June 20th, 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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/04/2026</u>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1. enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500582

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ERIC L
18617 SCHOENHERR
DETROIT, MI 48205,

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
13-2231-500	2023/7008	06-01-2023	LT 13 BELMONT BLK 135 BELMONT TRACT OR 8835 P 456 CA 81

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

ERIC L
18617 SCHOENHERR
DETROIT, MI 48205

06-18-2025
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](#)

Sales Data		MLS Listing #659080		Type List:			
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records
08/01/2022	8835	456	\$70,000	WD	N		
09/04/2014	7222	775	\$100	QC	N		
11/2003	5289	1444	\$100	QC	N		
01/2001	4648	1990	\$100	QC	N		
01/1968	386	935	\$100	WD	N		

2024 Certified Roll Exemptions
None
Legal Description
LT 13 BELMONT BLK 135 BELMONT TRACT OR 8835 P 456
CA 81
Extra Features
None

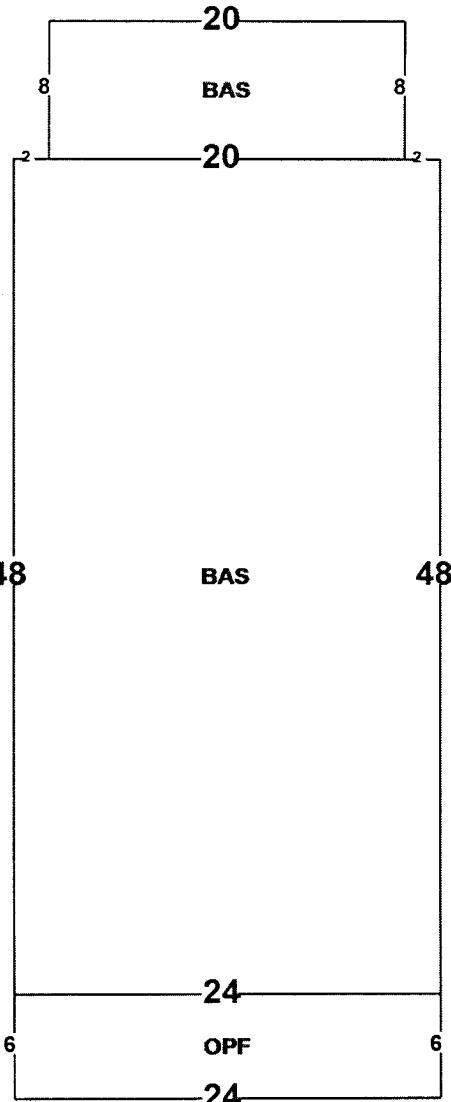
A hand-drawn map of a property boundary. The boundary is a polygon with vertices at (0,0), (150,0), (150,150), (30,150), (30,30), (0,30), and (0,0). The interior of the polygon is shaded with diagonal lines. The boundary is labeled with dimensions: 150 on the top side, 30 on the left side, 150 on the right side, and 30 on the bottom side. The top-left corner contains the number 31. The bottom-left corner contains the number 21. The bottom-right corner contains the number 60. The top-right corner contains the number 150. The left side contains the numbers 60 and 30. The right side contains the numbers 150 and 150. The bottom side contains the numbers 30 and 30. A legend in the top-left corner shows a plus sign for 'Add' and a minus sign for 'Subtract'.

Buildings

Address: 11 W YONGE ST, Improvement Type: SINGLE FAMILY, Year Built: 1948, Effective Year: 2000, PA Building ID#: 18518

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-HARDWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 1456 Total SF

BASE AREA - 1312

OPEN PORCH FIN - 144

Images

10/8/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ERIC L holder of **Tax Certificate No. 07008**, 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 13 BELMONT BLK 135 BELMONT TRACT OR 8835 P 456 CA 81

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132231500 (0226-75)

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

MARCOS ROSENKJER 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 February, which is the **4th day of February 2026**.

Dated this 11th day of July 2025.

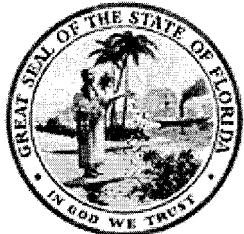
For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

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



By:
Emily Hogg
Deputy Clerk

 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: 132231500 Certificate Number: 007008 of 2023

Date Of
Redemption 

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name

Notes

[Comments/Questions](#)



PERDIDO TITLE SOLUTIONS

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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 #: 13-2231-500 CERTIFICATE #: 2023-7008

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: November 18, 2005 to and including November 18, 2025 Abstractor: Candace Thomas

BY



Michael A. Campbell,
As President
Dated: November 19, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 19, 2025
Tax Account #: **13-2231-500**

1. The Grantee(s) of the last deed(s) of record is/are: **MARCOS ROSENKJER, LLC**

By Virtue of Warranty Deed recorded 8/3/2022 in OR 8835/456

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 Lien in favor of the City of Pensacola recorded 07/15/2024 – OR 9174/1731**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 13-2231-500

Assessed Value: \$54,784.00

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: FEB 4, 2026

TAX ACCOUNT #: 13-2231-500

CERTIFICATE #: 2023-7008

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

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2025 tax year.

MARCOS ROSENKJER LLC
11 W YONGE STREET
PENSACOLA, FL 32501

MARCOS ROSENKJER LLC
382 NE 191ST ST, PMB 55957
MIAMI, FL 33179

MARCOS ROSENKJER AGENT OF
MARCOS ROSENKJER LLC
17453 SW 19TH ST
MIRAMAR, FL 33029

Certified and delivered to Escambia County Tax Collector, this 19th day of November 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

November 19, 2025
Tax Account #:13-2231-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 13 BELMONT BLK 135 BELMONT TRACT OR 8835 P 456 CA 81

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-2231-500(0226-75)

This Instrument Prepared by:

Kourtnei N. Tempesta
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:

Marcos Rosenkjer LLC
382 Northeast 191st Street
PMB 55957
Miami, FL 33179
File No.: 2022-07-1774

Parcel Identification Number:
00-0S-00-9010-130-135

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "Deed") is made as of this **2nd** day of **August, 2022** between **Donna Duncan, an unmarried woman**, whose mailing address is 1495 Co Road 12, Auburn, AL 36879 ("Grantor") to, **Marcos Rosenkjer LLC, a Florida Limited Liability Company** whose mailing address is 382 Northeast 191st Street, PMB 55957, Miami, FL 33179 ("Grantee").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Escambia** County, Florida and fully described as follows:

Property Address: **11 West Yonge Street, Pensacola, FL 32501**

Lot 13, in Block 135, of the East King Tract, Belmont Numbering, known according to U.S. Government Survey in Section 19, Township 2 South, Range 30 West, and lying West of Tarragona Street and being within the corporate limits of the City of Pensacola, Escambia County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

Said property is NOT the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grant(s) or any member of the household of Grantor(s) reside thereon.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Print Name: Isabella Jimenez

Print Name: John B. Weller

STATE OF ALABAMA

COUNTY OF Lee

GRANTOR:

Donna Duncan

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 1 day of August, 2022, by Donna Duncan.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Isabella Jimenez

Notary Public, Alabama State At Large

My Commission Expires Dec. 03, 2024

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: D.L

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Inspection Services Office (850) 436-5600**

Petitioner,

vs.

**MARCOS ROSENKJER, LLC,
Respondent(s).**

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
CITY OF PENSACOLA
CODE ENFORCEMENT AUTHORITY
PENSACOLA, FL
BY: *[Signature]*
Date: *[Signature]*

Case # 23-157

DUPLICATE ORIGINAL CITY CODE VIOLATION ORDER

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on June 6, 2023, after due notice to the above-named respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 11 West Yonge Street, Pensacola, Escambia County, Florida, legally described in:

16-DIGIT FLORIDA REAL PROPERTY PARCEL ID # 000S009010130135

2. The property is/was in the condition described in the first paragraph of the attached Notice of City Code Violation(s) letter dated February 15, 2023, and the condition constitutes(d) violation(s) of the Code of the City of Pensacola section(s) cited in the letter.

3. Reinspection of the property on this day confirmed the condition still exists.

4. The respondent(s) received notice of this hearing by:
 the posting of a notice on the property and at City Hall for ten (10) days beginning
 certified mail, return receipt requested,

on May 19, 2023, that the condition constitutes a violation of the Codes of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate beginning at 3:00 p.m. on this above hearing date, at which hearing the respondent(s) DID NOT APPEAR.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of the cited section(s):
 of the Code of the City of Pensacola, Florida (CCOP).
 of the Florida Building Code (FBC).
 of the Standard Housing Code (SHC).

of the International Property Maintenance Code (IPMC).

2. The City prevailed in prosecuting this case before the Special Magistrate. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate finds the City's costs to be \$ [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. Before Tuesday, June 20, 2023, the respondent(s) must fully correct all of the violation(s), by taking the actions described in the attached Notice of City Code Violation(s) letter. [Before commencing this work, the respondent(s) should contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit must be applied for and obtained beforehand.] Immediately after all required work has been completed, the respondent(s) must call the Inspection Services Office at (850) 436-5600 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on the above compliance deadline, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against

the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

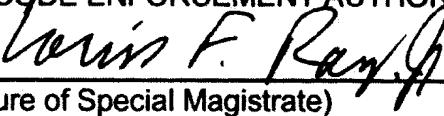
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original, a duplicate original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, **CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING** on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED in duplicate on June 12, 2023, at Pensacola, Escambia County, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate)

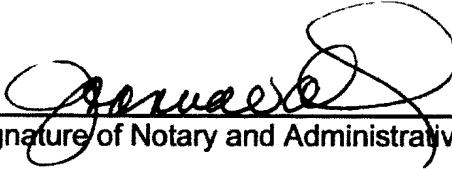
[AUTHORITY SEAL]

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing duplicate original order was executed and acknowledged before me by means of physical presence on June 12, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.

This duplicate original order was prepared by and attested to, and is certified by me to be a duplicate original and, as such, is a true and correct copy of the other duplicate original on file in this office, by:

Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500


(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Administrative Officer)

