

**CLAIM TO RECEIVE SURPLUS PROCEEDS OF A TAX DEED SALE**

Complete and return to: Duval County Clerk of Courts  
Tax Deeds Department  
501 W. Adams Street, Room 1046  
Jacksonville, Florida 32202

CLAIMS MUST BE FILED  
WITHIN 120 DAYS OF THE  
DATE THE SURPLUS NOTICE  
WAS MAILED OR THEY ARE  
BARRED.

By Mail:  By Hand Delivery:

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Keystone Equity Group, LLC

If a business, surplus funds payment is to be made payable to: Keystone Equity Group, LLC

Contact Name, if applicable: Roxane R Van Horn

Address: 3 South Street, Saint Augustine, FL 32084

Mailing Address for surplus funds payment: 3 South Street, Saint Augustine, FL 32084

Telephone Number: 904-377-1141 Email Address: roxane.vanhorn@gmail.com

Application #: 2022-0263TD Real Estate #: 071579-0000

Date of Sale (if known): 8/17/22

I claim surplus proceeds resulting from the above tax deed sale.

NO claim will be filed. I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

I am a (check one)  Lienholder;  Titleholder.

(1) LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property).

(a) Type of Lien:  Mortgage;  Court Judgment;  Other:

Describe in Detail: not applicable

IF YOUR LIEN IS RECORDED IN THE COUNTY'S OFFICIAL RECORDS, LIST THE FOLLOWING, IF KNOWN:

Recording Date: \_\_\_\_\_; Instrument #: \_\_\_\_\_; Book #: \_\_\_\_\_; Page #: \_\_\_\_\_

(b) Original Amount of Lien: \$ 0

(c) Amount Due: \$ 0

1. Principal Remaining Due: \$ 0

2. Interest Due: \$ 0

3. Fees and Costs Due, Including Late Fees: \$ 0 (describe costs in detail. Include additional sheet if needed).

4. Attorney Fees: \$ 0 (provide amount claimed): \$ \_\_\_\_\_

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(2) TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

(a) Nature of title (check one):  Deed;  Court Judgment;  Other

Describe in Detail: Quit claim deed dated 4/23/19

(b) If your former title is recorded in the county's official records, list the following, if known:

Recording Date: 4/23/2019; Instrument #: 2019094109; Book #: 18767; Page #: 1500

(c) Amount of surplus tax deed sale proceeds claimed: \$ \_\_\_\_\_

(d) Does the titleholder claim the subject property was homestead property?  Yes  No

I acknowledge that I am making the above representations under oath in order to receive payment of such funds, and understand that, if it is later discovered or determined that payment of such surplus funds to me was in error, I am personally liable for the repayment of such surplus funds to the Clerk of the Circuit Court.

I HEREBY SWEAR OR AFFIRM THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT.

Date: 1/13/23

Signature: [Handwritten Signature]

Print Name: Roxane R. Van Horn

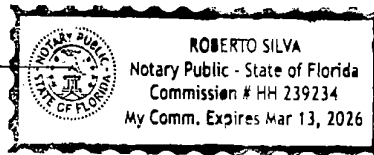
STATE OF FLORIDA

Alachua  
28 DUVAL COUNTY

Sworn to or affirmed and signed before me on 1/13/23 by Roxane Rae Van Horn  
(Date) (Name of Affiant)

NOTARY PUBLIC

Roberto Silva  
(Print, Type, or Stamp Commissioned Name of Notary)

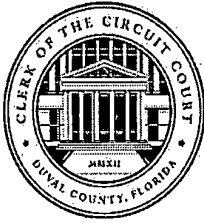


Personally Known, or: \_\_\_\_\_

Produced Identification:

Identification Produced: FL Driver License

FILED 1/19/23 AM 10:23 PHILLIPS



## Clerk of the Circuit & County Courts

DUVAL COUNTY  
501 WEST ADAMS STREET  
JACKSONVILLE, FLORIDA 32202

**JODY PHILLIPS**

CLERK OF THE CIRCUIT COURT

TELEPHONE: 904-255-2000

FACSIMILE: 904-255-2157

January 10, 2023

KEYSTONE EQUITY GROUP LLC  
3 SOUTH STREET  
SAINT AUGUSTINE, FL 32084

Re: Tax Deed File No. 2022-0263TD

To Whom This May Concern,

Thank you for submitting an Affidavit of Claim for surplus funds regarding the above referenced file. The claim has been denied because it is incomplete. We would need the registered agent to submit an original Affidavit of Claim of surplus funds on behalf of Keystone Equity Group LLC. The claimant should still be Keystone Equity Group LLC and Roxane R. Van Horn would need to be the contact person. We have included a blank claim form along with this letter for convenience. Roxane R. Van Horn should fill out the Affidavit of Claim, sign it, then have it notarized. Once that is complete, please send the claim back to our office. In addition, please include a copy of her State issued photo ID, Business ID, or the equivalent. Should there be any questions, please do not hesitate to contact our office.

Thank you,

Shanta' Johnson  
Tax Deeds Department  
Room 1046  
(904)255-1916  
[Ask.taxdeeds@duvalclerk.com](mailto:Ask.taxdeeds@duvalclerk.com)



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

## Detail by Entity Name

Florida Limited Liability Company  
KEYSTONE EQUITY GROUP LLC

### Filing Information

**Document Number** L18000221127  
**FEI/EIN Number** 83-3361669  
**Date Filed** 09/17/2018  
**Effective Date** 09/17/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

3 SOUTH STREET  
SAINT AUGUSTINE, FL 32084 UN

### Mailing Address

3 SOUTH STREET  
SAINT AUGUSTINE, FL 32084 UN

### Registered Agent Name & Address

VAN HORN, Roxane R  
3 SOUTH STREET  
SAINT AUGUSTINE, FL 32084

Name Changed: 04/30/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

VAN HORN, Roxane R  
3 SOUTH STREET  
SAINT AUGUSTINE 32084 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	04/30/2020
2021	04/26/2021
2022	03/29/2022

**Document Images**

03/29/2022 – ANNUAL REPORT

View image in PDF format

04/26/2021 – ANNUAL REPORT

View image in PDF format

04/30/2020 – ANNUAL REPORT

View image in PDF format

02/05/2019 – ANNUAL REPORT

View image in PDF format

09/17/2018 – Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations

PREPARED BY:  
Barbara G. Sweet  
Crossland Title Services LLC/Sweet Office  
1563 Alford Place Ste 1  
Jacksonville, FL 32207  
904 858-9501

No Title examination/title insurance/opinion of title requested or provided

**THIS QUIT CLAIM DEED**, Made this 23<sup>RD</sup> day of April, 2019, by 8<sup>TH</sup> & Pearl, LLC, an administratively dissolved Florida limited liability company, Grantor, and Keystone Equity Group LLC, a Florida limited liability company, whose post office address is: 3 SOUTH STREET, SAINT AUGUSTINE, FL 32084, hereinafter called the Grantee;

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of TEN DOLLARS cash in hand and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does hereby REMISE, RELEASE and QUIT CLAIM unto the said Grantee forever, all of the right, title, interest, claim, and demand which the grantor has in and to the following described lands situate, lying and being in, the County of Duval, State of Florida, to-wit:

SEE ATTACHED EXHIBIT - LEGAL DESCRIPTION

Subject to all taxes, encumbrances, mortgages, conditions, easements, restrictions and reservations of record, if any, the mention of which shall not reimpose the same. This conveyance is made by the manager/member of an administratively dissolved Florida limited liability company and is a distribution of assets pursuant to a plan of winding up the affairs of the company.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances and easements thereunto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said grantor, either in law or equity, to the only proper use and benefit of the said grantee forever.


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

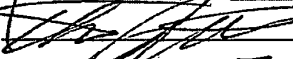
8<sup>TH</sup> & Pearl, LLC, an administratively dissolved Florida limited liability company

BY   
CRAIG S. VAN HORN, MGRM  
3 SOUTH STREET, SAINT AUGUSTINE, FL 32084

Signed, sealed and delivered in the presence of:

WITNESSES:

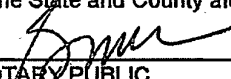
  
TYPE OR PRINT NAME >>> BARBARA G. SWEET

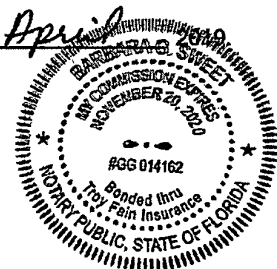
  
TYPE OR PRINT NAME >>> Thomas J. SWEET

STATE OF FLORIDA  
COUNTY OF DUVAL

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Craig S. Van Horn, MGRM of 8TH & Pearl, LLC who is personally known to me or who has produced \_\_\_\_\_ as identification, to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same

WITNESS my hand and official seal in the State and County aforesaid this 23<sup>RD</sup> day of April

  
NOTARY PUBLIC  
My commission expires:



**EXHIBIT A**

LOT 2, BLOCK 49, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071749-0000

LOT 13, BLOCK 48, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071744-0000

THE WEST ½ OF LOT 16, BLOCK 49, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071771-0000

THE SOUTHERLY 127 FEET OF LOT 8, BLOCK 49, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071757-0050

THE WEST ½ OF LOT 7, BLOCK 41, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071580-0000

LOT 1, BLOCK 49, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071748-0000

LOT 14, BLOCK 48, WEST SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071745-0000

LOT 6 AND THE NORTH ½ OF LOT 5, BLOCK 41, WEST SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 4 AND 5, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PARCEL ID 071579-0000