



# 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

0422.60

## Part 1: Tax Deed Application Information

Applicant Name	KEYS FUNDING LLC - 1019	Application date	Apr 22, 2021
Applicant Address	US BANK CF KEYS FUNDING LLC - 1019 PO BOX 645040 CINCINNATI, OH 45264-5040		
Property description	MCDONALD ROGER C & GEORGANN TRUSTEES 7207 BELGIUM RD PENSACOLA, FL 32526 7207 BELGIUM RD 03-0827-505 BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337 45/100 FT N 80 DEG (Full legal attached.)	Certificate #	2019 / 1164
		Date certificate issued	06/01/2019

## 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)
# 2019/1164	06/01/2019	788.11	39.41	827.52
→ Part 2: Total*				827.52

## 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)
# 2020/1277	06/01/2020	792.93	6.25	39.65	838.83
Part 3: Total*					838.83

## 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)	1,666.35
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	733.36
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)	2,774.71

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 4th, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	52,827.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>4 April 2022</u>	
Signature, Clerk of Court or Designee	

### INSTRUCTIONS

**PLUS \$6.25**

#### 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 NW COR OF SW 1/4 OF SEC S ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337 45/100 FT N 80 DEG 30 MIN E 285 74/100 FT TO A PT ON A CURVE TO RT HAVING A RADIUS OF 132 77/100 FT N 4 DEG 45 MIN W FOR A CHORD DISTANCE OF 21 98/100 FT N 267 73/100 FT S 89 DEG 52 MIN W 280 FT TO POB LT 3 OF UNRECORDED PLAT OF SADDLEBROOK ESTATES OR 1464 P 898 OR 6034 P 1033 LESS OR 999 P 855 ENTERKIN

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100437

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 1019  
US BANK CF KEYS FUNDING LLC - 1019  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
03-0827-505	2019/1164	06-01-2019	BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337 45/100 FT N 80 DEG 30 MIN E 285 74/100 FT TO A PT ON A CURVE TO RT HAVING A RADIUS OF 132 77/100 FT N 4 DEG 45 MIN W FOR A CHORD DISTANCE OF 21 98/100 FT N 267 73/100 FT S 89 DEG 52 MIN W 280 FT TO POB LT 3 OF UNRECORDED PLAT OF SADDLEBROOK ESTATES OR 1464 P 898 OR 6034 P 1033 LESS OR 999 P 855 ENTERKIN

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 - 1019  
US BANK CF KEYS FUNDING LLC - 1019  
PO BOX 645040  
CINCINNATI, OH 45264-5040

\_\_\_\_\_  
Applicant's signature

04-22-2021  
Application Date



# Chris Jones

## Escambia County Property Appraiser

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

◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	241S301401030001	Year	Land	Imprv	Total	Cap Val
Account:	030827505	2020	\$23,750	\$116,766	\$140,516	\$105,654
Owners:	MCDONALD ROGER C & GEORGANN TRUSTEES FOR MCDONALD ROGER & GEORGANN TRUST	2019	\$22,563	\$111,227	\$133,790	\$103,279
Mail:	7207 BELGIUM RD PENSACOLA, FL 32526	2018	\$22,563	\$104,169	\$126,732	\$101,354
Situs:	7207 BELGIUM RD 32526	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION,VETERANS,VETERANS DISCOUNT	
11/2006	6034	1033	\$100	WD		<b>Legal Description</b> BEG AT NW COR OF SW 1/4 OF SEC 5 ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337 45/100 FT N 80 DEG 30 MIN E...	
08/1980	1464	898	\$56,900	WD			
01/1975	944	327	\$3,000	WD			
01/1972	612	485	\$4,995	SC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						CARPORT METAL BUILDING POOL	

### Parcel Information

Section Map Id: 24-1S-30-2

Approx. Acreage: 0.9382

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

[Launch Interactive Map](#)

View Florida Department of Environmental Protection(DEP) Data

### Buildings

Address: 7207 BELGIUM RD, Year Built: 1977, Effective Year: 1977, PA Building ID#: 55921

#### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

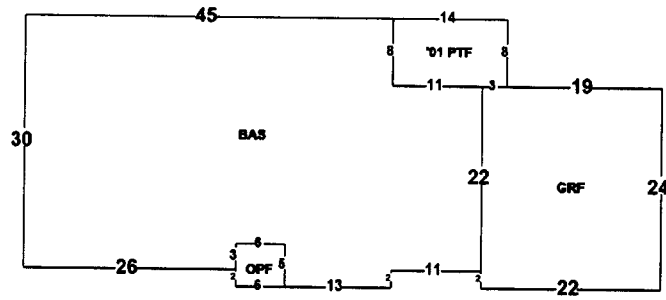
Areas - 2270 Total SF

BASE AREA - 1600

GARAGE FIN - 528

OPEN PORCH FIN - 30

PATIO FINISHED - 112



### Images



3/16/15

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: 05/10/2021 (tc.85956)

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2021057326 5/25/2021 11:25 AM  
OFF REC BK: 8537 PG: 1275 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-1019** holder of **Tax Certificate No. 01164**, issued the **1st** day of **June, A.D., 2019** 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 NW COR OF SW 1/4 OF SEC S ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337 45/100 FT N 80 DEG 30 MIN E 285 74/100 FT TO A PT ON A CURVE TO RT HAVING A RADIUS OF 132 77/100 FT N 4 DEG 45 MIN W FOR A CHORD DISTANCE OF 21 98/100 FT N 267 73/100 FT S 89 DEG 52 MIN W 280 FT TO POB LT 3 OF UNRECORDED PLAT OF SADDLEBROOK ESTATES OR 1464 P 898 OR 6034 P 1033 LESS OR 999 P 855 ENTERKIN**

**SECTION 24, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030827505 (0422-60)**

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

**ROGER C MCDONALD TRUSTEE and GEORGANN MCDONALD TRUSTEE**

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** Monday in the month of April, which is the **4th** day of April 2022.

Dated this 25th day of May 2021.

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



**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 #: 03-0827-505 CERTIFICATE #: 2019-1164

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as 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: January 14, 2002 to and including January 14, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,  
As President  
Dated: January 27, 2022

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

January 27, 2022

Tax Account #: **03-0827-505**

1. The Grantee(s) of the last deed(s) of record is/are: **ROGER C. MCDONALD AND GEORGANN MCDONALD, TRUSTEES, AND SUCCESSOR TRUSTEES, UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 8TH DAY OF NOVEMBER, 2006, KNOWN AS THE ROGER & GEORGANN MCDONALD TRUST**

**By Virtue of Warranty Deed recorded 11/21/2006 in OR 6034/1033**

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) 2018-2020 are delinquent.**

**Tax Account #: 03-0827-505**

**Assessed Value: \$61,573.00**

**Exemptions: HOMESTEAD EXEMPTION, VETERANS, VETERANS DISCOUNT**

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 title search 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 & ABSTRACT, INC.**  
**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: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 4, 2022

**TAX ACCOUNT #:** 03-0827-505

**CERTIFICATE #:** 2019-1164

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2020</u> tax year.

**ROGER C. MCDONALD AND GEORGANN MCDONALD**  
**TRUSTEES OF THE ROGER & GEORGANN MCDONALD TRUST**  
**7207 BELGIUM ROAD**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this                      day of January, 2022.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**January 27, 2022**

**Tax Account #:03-0827-505**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT SE COR OF LT 5 S/D OF S1/2 OF GOVT LT 5 PLAT DB 94 P 14 W ALG S LI OF LT 5 30 FT  
N 8 DEG 22 MIN 20 SEC W & PARL TO FRISCO RR R/W 192 70/100 FT FOR POB CONT N 8 DEG  
22 MIN 20 SEC W 65 FT W 410 FT S 8 DEG 22 MIN 20 SEC E 200 FT E 210 FT N 8 DEG 22 MIN 20  
SEC W 135 FT E 200 FT TO POB OR 2799 P 939**

**SECTION 24, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-0827-505(0422-60)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Recorded in Public Records 11/21/2006 at 09:33 AM OR Book 6034 Page 1033,  
Instrument #2006116357, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

PREPARED BY/RETURN TO:  
George E. Loomis, Attorney at Law  
811 North Spring Street  
Pensacola, Florida 32501  
Prepared without the benefit of title  
examination or survey.

*Recorder's Use Only*

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### SPECIAL WARRANTY DEED

State of Florida  
County of Escambia

Know All Men By These Presents, that ROGER C. McDONALD and GEORGANN McDONALD, husband and wife, GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed to ROGER C. McDONALD and GEORGANN McDONALD, TRUSTEES, and successor trustees, under the provisions of a Trust Agreement dated the 8<sup>th</sup> day of November, 2006, known as THE ROGER & GEORGANN McDONALD TRUST, GRANTEE (whose mailing address is 7207 Belgium Road, Pensacola, Florida 32526), and successors and assigns, forever, the following described property, situate, lying and being in Escambia County, Florida:

**PARCEL ID#: 24-1S-30-1401-030-001**

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 30 WEST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID SECTION FOR 777.3 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 181.95 FEET; THENCE RUN NORTH 80 DEGREES 30 MINUTES EAST 285.74 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 132.77 FEET; THENCE RUN NORTH 4 DEGREES 45 MINUTES WEST FOR A CHORD DISTANCE OF 21.98 FEET; THENCE RUN NORTH 113.54 FEET; THENCE 90 DEGREES LEFT FOR 280 FEET TO THE POINT OF BEGINNING.

Being the same property as described in that certain deed recorded in OR Book 1464 at Page 898 of the public records of Escambia County, Florida.

Subject To taxes for the current year and to valid easements, reservations, and restrictions of record, if any, which are not hereby reimposed, and free from all other exceptions and any right of homestead. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under GRANTOR.

---

McDonald to McDonald Trust

PAGE 1 OF 3

The Grantor reserves the right to reside upon the real property described above as the Grantor's permanent residence during Grantor's lifetimes, it being the intent to retain for Grantor the requisite beneficial interest and possessory right in and to the property to comply with §196.041, Florida Statutes, such that the beneficial interest and possessory right constitute in all respects "equitable title to real estate" as used in Section 6, Article VII, of the Florida Constitution.

The above named Trustees are the original Trustees of the above named trust. No person or corporation dealing with an original Trustee or a successor Trustee shall be required to investigate the Trustee's authority for entering into any transaction or to see to the application of the proceeds of any transaction.

Said Trustees, original or successor, shall have full and complete independent power and authority to sell, assign, contract, mortgage, pledge, encumber, partition, subdivide, lease, option, transfer, and convey said real property and appurtenances thereto or any interest therein, including, but not limited to, the granting of easements or licenses, and, further, to deal with said real property and every part and interest thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same at any time or times hereafter, for such price and upon such terms and conditions, including terms of credit, as the Trustee may determine, without any court order.

The Trustees, original and successor, powers may be exercised independently, and without the prior or subsequent approval of any court or judicial authority, and no person dealing with the Trustee shall be required to inquire into the propriety of the Trustee's actions.

Every deed, trust deed, mortgage, lease or other instrument executed by a Trustee, original or successor, in relation to said property shall be conclusive evidence in favor of every person or entity relying upon or claiming under any conveyance, lease or other instrument: (a) that at the time of the delivery thereof, said Trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance the Trust's conditions and limitations contained in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made by a successor Trustee or successor Trustees, that such successor Trustee or successors Trustees of said Trust have succeeded and assumed said office or been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor Trustee.

Any contract, obligation or indebtedness incurred or entered into by a Trustee, original or successor, in connection with said property shall be as Trustee of said Trust and not individually, and Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representation, warranties, covenants, undertakings and agreements of a Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against any Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any,

BK: 6034 PG: 1035 Last Page

being expressly waived and release and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each beneficiary under said Trust and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, Grantors have set their hands and seals this 8th day of November, 2006.

Signed, sealed and delivered in the presence of:

GRANTOR:

Candice J. Scales  
Witness: CANDICE J. SCALES

Roger C. McDonald  
ROGER C. McDONALD

Dana H. Loomis  
Witness: DANA H. LOOMIS

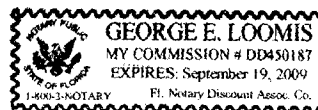
Georgann McDonald  
GEORGANN McDONALD

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me this 8th day of November, 2006, by ROGER C. McDONALD and GEORGANN McDONALD, who are personally known to me.

George E. Loomis  
George E. Loomis  
Notary Public, State of Florida  
Comm. No: DD450187  
Comm. Expires: Sept. 19, 2009.



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01164 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 17, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROGER C MCDONALD TRUSTEE 7207 BELGIUM RD PENSACOLA, FL 32526	GEORGANN MCDONALD TRUSTEE 7207 BELGIUM RD PENSACOLA, FL 32526
--	---

WITNESS my official seal this 17th day of February 2022.



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 April 4, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-1019** holder of **Tax Certificate No. 01164**, issued the **1st day of June, A.D., 2019** 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 NW COR OF SW 1/4 OF SEC S ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337 45/100 FT N 80 DEG 30 MIN E 285 74/100 FT TO A PT ON A CURVE TO RT HAVING A RADIUS OF 132 77/100 FT N 4 DEG 45 MIN W FOR A CHORD DISTANCE OF 21 98/100 FT N 267 73/100 FT S 89 DEG 52 MIN W 280 FT TO POB LT 3 OF UNRECORDED PLAT OF SADDLEBROOK ESTATES OR 1464 P 898 OR 6034 P 1033 LESS OR 999 P 855 ENTERKIN**

**SECTION 24, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030827505 (0422-60)**

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

**ROGER C MCDONALD TRUSTEE and GEORGANN MCDONALD TRUSTEE**

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** Monday in the month of April, which is the **4th** day of April 2022.

Dated this 10th day of February 2022.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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**SECTION 24, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 030827505 (0422-60)**

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

**ROGER C MCDONALD TRUSTEE and GEORGANN MCDONALD TRUSTEE**

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### Post Property:

**7207 BELGIUM RD 32526**



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

By:  
Emily Hogg  
Deputy Clerk



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### Personal Services:

**ROGER C MCDONALD TRUSTEE**  
7207 BELGIUM RD  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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Dated this 10th day of February 2022.

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### Personal Services:

**GEORGANN MCDONALD TRUSTEE**  
7207 BELGIUM RD  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0422-60

**Document Number:** ECSO22CIV007867NON

**Agency Number:** 22-003821

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01164 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE: ROGER C MCDONALD TRUSTEE AND GEORGANN MCDONALD TRUSTEE

**Defendant:**

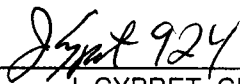
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/25/2022 at 8:44 AM and served same at 8:12 AM on 3/1/2022 in ESCAMBIA COUNTY, FLORIDA,  
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 924

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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**Post Property:**

**7207 BELGIUM RD 32526**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0422-60

**Document Number:** ECSO22CIV007864NON

**Agency Number:** 22-003820

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01164 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE: ROGER C MCDONALD TRUSTEE AND GEORGANN MCDONALD TRUSTEE

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/25/2022 at 8:44 AM and served same at 8:12 AM on 3/1/2022 in ESCAMBIA COUNTY, FLORIDA, by serving GEORGANN MCDONALD TRUSTEE , the within named, to wit: DWAYNE MCDONALD, SON.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*J. Cypret 924*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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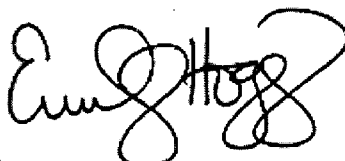
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**Personal Services:**

**GEORGANN MCDONALD TRUSTEE**  
7207 BELGIUM RD  
PENSACOLA, FL 32526

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



By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0422-60

**Document Number:** ECSO22CIV007820NON

**Agency Number:** 22-003819

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01164 2019

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE: ROGER C MCDONALD TRUSTEE AND GEORGANN MCDONALD TRUSTEE

**Defendant:**

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CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*J. Cypret 924*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

000019

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7207 BELGIUM RD  
PENSACOLA, FL 32526

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



By:  
Emily Hogg  
Deputy Clerk



ROGER C MCDONALD TRUSTEE  
[0422-60]  
7207 BELGIUM RD  
PENSACOLA, FL 32526  
9171 9690 0935 0129 0978 72

GEORGANN MCDONALD TRUSTEE  
[0422-60]  
7207 BELGIUM RD  
PENSACOLA, FL 32526  
9171 9690 0935 0129 0978 65

Contact -  
Family



# Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



SCAN TO PAY ONLINE

## 2021 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
03-0827-505	06		2415301401030001

MCDONALD ROGER C & GEORGANN  
TRUSTEES  
7207 BELGIUM RD  
PENSACOLA, FL 32526

PROPERTY ADDRESS:

7207 BELGIUM RD

EXEMPTIONS:

HOMESTEAD EXEMPTION,  
VETERANS, VETERANS DIS(%)

### PRIOR YEAR(S) TAXES OUTSTANDING

19/1164

### AD VALOREM TAXES

COUNTY	6.6165	107,133	70,639	36,494	241.46
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	107,133	53,139	53,994	105.94
BY STATE LAW	3.6950	107,133	53,139	53,994	199.51
WATER MANAGEMENT	0.0294	107,133	70,639	36,494	1.07
SHERIFF	0.6850	107,133	70,639	36,494	25.00
M.S.T.U. LIBRARY	0.3590	107,133	70,639	36,494	13.10
ESCAMBIA CHILDRENS TRUST	0.5000	107,133	70,639	36,494	18.25

TOTAL MILLAGE 13.8469

AD VALOREM TAXES \$604.33

### LEGAL DESCRIPTION

BEG AT NW COR OF SW 1/4 OF SEC 5 ALG W LI OF  
SEC 622 30/100 FT TO POB CONT S 337  
See Additional Legal on Tax Roll

### NON-AD VALOREM ASSESSMENTS

FP FIRE PROTECTION 125.33

NON-AD VALOREM ASSESSMENTS \$125.33

Pay online at EscambiaTaxCollector.com

COMBINED TAXES AND ASSESSMENTS \$729.66

Payments must be in U.S. funds drawn from a U.S. bank

If Paid By Please Pay	Mar 31, 2022 \$729.66				
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RETAIN FOR YOUR RECORDS

### 2021 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford**

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY Mar 31, 2022  
729.66

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

### PRIOR YEAR(S) TAXES OUTSTANDING

MCDONALD ROGER C & GEORGANN  
TRUSTEES  
7207 BELGIUM RD  
PENSACOLA, FL 32526

1 030827505 2021 9

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
ARCHIVES AND RECORDS  
CHILDSUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
COUNTY CRIMINAL  
DOMESTIC RELATIONS  
FAMILY LAW  
JURY ASSEMBLY  
JUVENILE  
MENTAL HEALTH  
MIS  
OPERATIONAL SERVICES  
PROBATE  
TRAFFIC



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

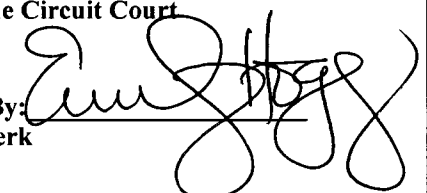
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 030827505 Certificate Number: 001164 of 2019**

**Payor: DWAYNE MCDONALD 7207 BELGIUM RD PENSACOLA, FL 32526 Date 3/31/2022**

Clerk's Check #	1	Clerk's Total	<del>\$51.06</del>
Tax Collector Check #	1	Tax Collector's Total	<del>\$3,280.41</del>
		Postage	\$12.36
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,860.83</del>

**\$3,812.21**

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
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 MENTAL HEALTH  
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 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2019 TD 001164**

**Redeemed Date 3/31/2022**

**Name DWAYNE MCDONALD 7207 BELGIUM RD PENSACOLA, FL 32526**

Clerk's Total = TAXDEED	\$551.06	3,782.85
Due Tax Collector = TAXDEED	\$3,280.41	
Postage = TD2	\$12.36	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 030827505 Certificate Number: 001164 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/4/2022"/>	Redemption Date <input type="text" value="3/31/2022"/> 
Months	12	11
Tax Collector	<input type="text" value="\$2,774.71"/>	<input type="text" value="\$2,774.71"/>
Tax Collector Interest	\$499.45	\$457.83
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,280.41	<input type="text" value="\$3,238.79"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$84.06	\$77.06
Total Clerk	\$551.06	<input type="text" value="\$544.06"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$12.36"/>	<input type="text" value="\$12.36"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,860.83	\$3,812.21
	Repayment Overpayment Refund Amount	\$48.62
Book/Page	<input type="text" value="8537"/>	<input type="text" value="1275"/>

Notes

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8537, Page 1275, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01164, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 030827505 (0422-60)

### DESCRIPTION OF PROPERTY:

BEG AT NW COR OF SW 1/4 OF SEC S ALG W LI OF SEC 622 30/100 FT TO POB CONT S 337  
45/100 FT N 80 DEG 30 MIN E 285 74/100 FT TO A PT ON A CURVE TO RT HAVING A RADIUS  
OF 132 77/100 FT N 4 DEG 45 MIN W FOR A CHORD DISTANCE OF 21 98/100 FT N 267 73/100  
FT S 89 DEG 52 MIN W 280 FT TO POB LT 3 OF UNRECORDED PLAT OF SADDLEBROOK  
ESTATES OR 1464 P 898 OR 6034 P 1033 LESS OR 999 P 855 ENTERKIN

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ROGER C MCDONALD TRUSTEE and GEORGANN MCDONALD  
TRUSTEE

Dated this 31st day of March 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FURNISHING LLC, the holder of Tax Certificate No. 01164, issued the 1st day of June, A.D., 2019 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 NW COR OF SW 1/4 OF SEC 5 ALSO W 1/2 OF SEC 6 S 32 30/100 FT TO POB CONT S 32 45/100 FT N 80 DEG 30 MIN E 285 74/100 FT TO A POINT ON A CURVE TO RT HAVING A RADIUS OF 132 77/100 FT N 4 DEG 45 MIN W FOR A CHORD DISTANCE OF 21 98/100 FT N 267 73/100 FT S 89 DEG 32 MIN W 280 FT TO POB L 3 OF UNRECORDED PLAT OF SAID DEEDBROOK ESTATES OR 1464 P 898 OR 6034 P 1133 LESS OR 999 P 855 ENTERKIN

SECTION 24, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030827505 (04-22-60)

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

ROGER C. McDONALD TRUSTEE and GEOFFANN McDONALD TRUSTEE

Unless said certificate shall be redeemed according to law, the property described herein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of April, which is the 4th day of April 2022.

Dated this 24th day of February 2022.

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 Palatka Place, Ste. 110, Pensacola, FL 32502. Telephone: 904-397-3703.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WVC55-0001-10

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 01164 in the Escambia County Court was published in said newspaper in and was printed and released on March 9, 2022; March 16, 2022; March 23, 2022; and March 30, 2022.

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 ☒ physical presence or ☐ online notarization, this 31<sup>st</sup> day of March, 2022, by MALCOLM BALLINGER, who is personally known to me.

, NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024