



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

0324-24

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	ROUSE EDWARD SUCCESSOR TRUSTEE FOR LEES EARLINE TRUST FBO YATES JOSHUA M 1/4 INT 8476 MELIACEAE DRIVE PENSACOLA, FL 32502 745 CONNELL DR 03-3705-000 LT 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F	Certificate #	2021 / 1251
		Date certificate issued	06/01/2021

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)
# 2021/1251	06/01/2021	2,955.98	147.80	3,103.78
→Part 2: Total*				3,103.78

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)
# 2023/1356	06/01/2023	3,497.12	6.25	174.86	3,678.23
# 2022/1386	06/01/2022	3,215.91	6.25	160.80	3,382.96
Part 3: Total*					7,061.19

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)	10,164.97
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)	10,539.97

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: Jennifer N. Canady Escambia, Florida
Signature, Tax Collector or Designee Date August 11th, 2023

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

+ \$6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300527

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
03-3705-000	2021/1251	06-01-2021	LT 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

07-26-2023
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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

[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information

Parcel ID: 331S308300015032
Account: 033705000
Owners: ROUSE EDWARD SUCCESSOR TRUSTEE FOR
LEES EARLINE TRUST FBO YATES JOSHUA M 1/4
INT
RAMIREZ SUSAN 3/4 INT
Mail: 8476 MELIACEAE DRIVE
PENSACOLA, FL 32502
Situs: 745 CONNELL DR 32503
Use Code: SINGLE FAMILY RESID
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2023	\$70,000	\$124,447	\$194,447	\$194,447
2022	\$70,000	\$116,803	\$186,803	\$178,218
2021	\$70,000	\$92,017	\$162,017	\$162,017

[Disclaimer](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)
[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/15/2019	8167	57	\$100	QC	
08/13/2019	8167	54	\$100	QC	
08/09/2019	8145	1130	\$100	TR	
07/03/2019	8124	700	\$100	TR	
12/06/2012	6947	1887	\$100	TR	
02/23/2012	6822	1648	\$100	OT	
06/26/2009	6493	1288	\$100	WD	
04/1988	2541	25	\$66,000	WD	
03/1984	1888	416	\$55,100	WD	
01/1970	477	289	\$20,300	WD	
01/1966	313	564	\$19,500	WD	

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2023 Certified Roll Exemptions

None

Legal Description

LT 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887
 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

Extra Features

PATIO

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
33-15-30-7

Approx.
Acreage:
0.2633

Zoned:
R-1AAAA
R-1AAAA

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



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

Buildings

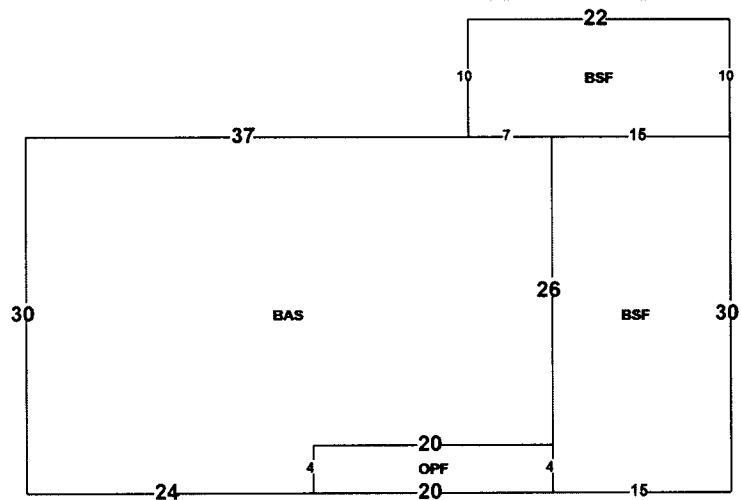
Address: 745 CONNELL DR, Year Built: 1956, Effective Year: 1956, PA Building ID#: 61945

Structural Elements

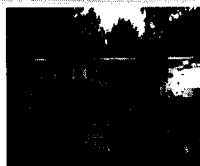
DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1990 Total SF

BASE AREA - 1240
BASE SEMI FIN - 670
OPEN PORCH FIN - 80



Images



5/31/2019 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: 08/16/2023 (tc 7100)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 01251**, issued the **1st** day of **June, A.D., 2021** 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 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033705000 (0324-24)

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

EDWARD ROUSE SUCCESSOR 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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 18th day of August 2023.

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 #: 03-3705-000 CERTIFICATE #: 2021-1251

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: December 2, 2003 to and including December 2, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 20, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 20, 2023

Tax Account #: **03-3705-000**

1. The Grantee(s) of the last deed(s) of record is/are: **EDWARD ROUSE SUCCESSOR TRUSTEE FOR THE EARLINE S LEE TRUST FOR THE BENEFIT OF JOSHUA M YATES DATED OCTOBER 23, 2006, SUSAN RAMIREZ (FEE SIMPLE) AND ROBERT BIGGERSTAFF AND CROSS WORKS PROPERTIES LLC (CONTRACT)**

By Virtue of Trustee's Deed recorded 7/8/2019 in OR 8124/700, Trustee's Deed recorded 8/13/2019 in OR 8145/1130, Quit Claim Deed recorded 9/18/2019 in OR 8167/54, Quit Claim Deed recorded 9/18/2019 in OR 8167/57, Memorandum of Purchase and Sale Agreement recorded 7/10/2023 in OR 9004/1249 and Memorandum of Purchase and Sale Agreement recorded 7/10/2023 in OR 9004/1247

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) 2020-2022 are delinquent.

Tax Account #: 03-3705-000

Assessed Value: \$194,447.00

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 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: MAR 6, 2024

TAX ACCOUNT #: 03-3705-000

CERTIFICATE #: 2021-1251

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**EDWARD ROUSE SUCCESSOR TRUSTEE FOR
THE EARLINE S LEE TRUST FBO JOSHUA M
YATES, SUSAN RAMIREZ, ROBERT
BIGGERSTAFF AND CROSS WORKS
PROPERTIES LLC
745 CONNELL DR
PENSACOLA, FL 32503**

**SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502**

**EDWARD ROUSE SUCCESSOR TRUSTEE
FOR THE EARLINE S LEE TRUST FBO
JOSHUA M YATES
6825 OAK STREET
MILTON, FL 32570**

**CROSS WORKS PROPERTIES LLC AND
ROBERT BIGGERSTAFF
210 SE KALASH ROAD
PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 20th day of December, 2023.

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

December 20, 2023

Tax Account #:03-3705-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P
54 SHEET F**

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-3705-000(0324-24)

Prepared by and when recorded return to:

Kramer A. Litvak
Litvak Beasley Wilson & Ball, LLP
226 East Government Street
Pensacola, Florida 32502-6019

(Space above this line reserved for recording office use only)

Note to Clerk: The conveyance in this instrument is not subject to Documentary Stamp Tax pursuant to 12B-4.013 (28) (d), F.A.C.

TRUSTEE'S DEED

THIS INDENTURE made on this the 3rd day of July, 2019, between **Bank of America, N.A.**, formerly known as Bank of America, N.A., through its division Merrill Lynch Trust Company, **Successor Trustee** for the Earline S. Lee Trust for the benefit of Susan Ramirez f/k/a Susan E. Cleaveland (formerly incorrectly stated as Cleveland), u/a dated October 23, 2006, as amended, as to an undivided one-half (1/2) interest, **Bank of America, N.A.**, formerly known as Bank of America, N.A., through its division Merrill Lynch Trust Company, **Successor Trustee** for the Earline S. Lee Trust for the benefit of Joshua M. Yates, u/a dated October 23, 2006, as amended, as to an undivided one-quarter (1/4) interest, **Bank of America, N.A.**, formerly known as Bank of America, N.A., through its division Merrill Lynch Trust Company, **Successor Trustee** for the Earline S. Lee Trust for the benefit of Jackson C. Yates, u/a dated October 23, 2006, as amended, as to an undivided one-quarter (1/4) interest, whose address is 450 Carillon Parkway, Suite 220, St. Petersburg, Florida 33716 (hereinafter referred to as the "Grantor"), and **Wayne Williamson, Successor Trustee** for the Earline S. Lee Trust for the benefit of Susan Ramirez f/k/a Susan E. Cleaveland, u/a dated October 23, 2006, as amended, as to an undivided one-half (1/2) interest, whose address is Williamson Law Firm, LLC, P.O. Box 1248, Santa Rosa Beach, Florida 32459, **Rebecca Yates and Stanley Yates, each as a Successor Trustee** for the Earline S. Lee Trust for the benefit of Jackson C. Yates, u/a dated October 23, 2006, as amended, as to an undivided one-quarter (1/4) interest, whose address is 3122 Cabot Drive, Tallahassee, Florida 32312, **Edward Rouse, Successor Trustee** for the Earline S. Lee Trust for the benefit of Joshua M. Yates, u/a dated October 23, 2006, as amended, as to an undivided one-quarter (1/4) interest, whose address is 6825 Oak Street, Milton, Florida 32570 (collectively, hereinafter referred to as the "Grantee").

Grantor, pursuant to the powers granted to it under the Trust, and in consideration of the premises and the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, his successors and assigns forever, the following described lands, situate, lying and being in the County of Escambia, State of Florida (the "Property"):

LOT 15, BLOCK 32, CORDOVA PARK SUBDIVISION, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 74 OF THE PUBLIC
RECORDS OF ESCAMBIA COUNTY, FLORIDA.

COMMONLY KNOWN AS 745 CONNELL DRIVE, PENSACOLA, FLORIDA
32503

This Deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the Property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Property.

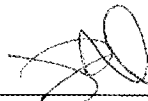
The conveyance made hereby is made subject to the following matters, to the extent same are in effect at this time: real estate taxes accruing after December 31, 2018, any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Escambia County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Property and to all matters which would be revealed by an inspection and/or a current survey of the Property.

This Deed is made and entered into by Grantor, not individually, but solely as Trustee under a certain Trust Agreement dated as of October 23, 2006, as amended (the "Trust Agreement"). Any contract, obligation, or indebtedness of any nature whatsoever incurred, undertaken, or entered into by the Trustee in connection with the Property is as trustee of an express trust, and not individually; and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the property pursuant to the Trust Agreement shall be applicable to its payment or other discharge. It is expressly understood that any and all representations, warranties, covenants, undertakings, and agreements hereafter made by the Trustee, although in form purporting to be the representations, warranties, covenants, undertakings, and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings, and agreements, or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the Property and other property held pursuant to the Trust Agreement. No personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against, the Trustee individually on account of any instrument, act or omission by the Trustee with respect to the Property or by or on account of any representation, warranty, covenant, undertaking, or agreement of the Trustee, express, implied, or otherwise arising by operation of law; and all such personal liability, if any, is hereby expressly waived, released, and disclaimed. All parties shall be charged with notice of the foregoing from and after the recording of this Deed in the Public Records of Escambia County, Florida.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the day and year first above written.

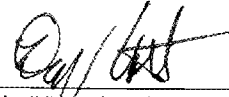
Signed, Sealed and Delivered
in presence of

Bank of America, N.A.,
Successor Trustee for Earline S. Lee Trust
fbo Susan Ramirez f/k/a Susan E.
Cleaveland, u/a dated October 23, 2006, as
amended




Witness
Jana Head

(Printed Name)

By: 

Title: Dennis V. Valenti

Vice President, Specialty Asset Manager



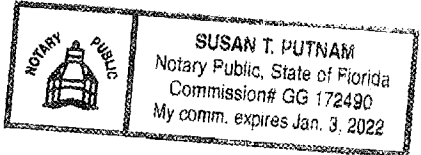
Witness
FREDERICK S BURCHILL

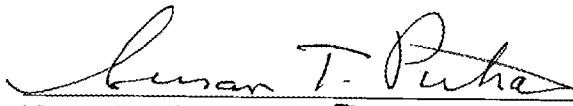
(Printed Name)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me, the undersigned authority, by Dennis V. Valenti as Vice President of **BANK OF AMERICA, N.A., Successor Trustee for Earline S. Lee Trust fbo Susan Ramirez f/k/a Susan E. Cleaveland, u/a dated October 23, 2006, as amended**, Grantor, who is personally known to me or who has produced _____ (type of identification) as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3rd day of July, 2019.




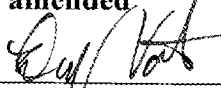


Notary Public, State of Florida
Notary's printed name: Susan T. Putnam

Signed, Sealed and Delivered

Bank of America, N.A.,
Successor Trustee for Earline S. Lee Trust
fbo of Joshua M. Yates, u/a dated October
23, 2006, as amended


Witness: Jana Good

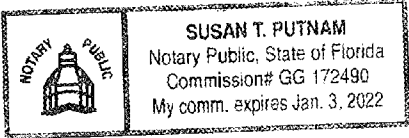
By: 
Title: Dennis V Valenti
Vice President, Specialty Asset Manager

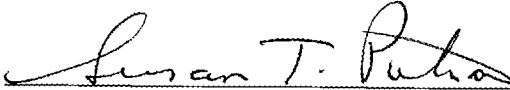

Witness: FREDERICK S BURCHILL

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me, the undersigned authority, by
Dennis V Valenti as Vice President of **BANK
OF AMERICA, N.A., Successor Trustee for Earline S. Lee Trust fbo Joshua M. Yates, u/a
dated October 23, 2006, as amended**, Grantor, who is personally known to me or who has
produced _____ (type of identification) as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3rd day of July, 2019.




Notary Public, State of Florida
Notary's printed name: Susan T. Putnam

Prepared by and return to:
A Wayne Williamson, Esquire
Williamson Law Firm, LLC
P.O. Box 1248, Santa Rosa Beach, FL 32459
Ph. 850-685-3091 / Fax. 850-546-6130
Email: wayne@waynewilliamsonlaw.com

(Space above this line reserved for recording office use only)

TRUSTEE'S DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: A Wayne Williamson, Esquire, as Successor Trustee for the Earline S. Lee Trust for the benefit of Susan Ramirez f/k/a Susan E. Cleaveland, u/a dated October 23, 2006, as amended.
P.O. Box 1248, Santa Rosa Beach, FL 32459

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Susan Ramirez
8476 Meliaceae Drive, Pensacola, Florida 32502

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY BEING CONVEYED

Property hereby being conveyed (the "Real Property") is all of the interest held by the Successor Trustee as received pursuant to the deed found at Book 8124, Page 700, of the Public Records of Escambia County, Florida, being an undivided ½ interest in and to the following described property, to wit:

LOT 15, BLOCK 32, CORDOVA PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 745 Connell Drive, Pensacola, Florida 32503

This Deed was prepared without the benefit of title search or title insurance, and Grantor obtained the legal description from the deed found at Book 8124, Page 700, of the Public

Records of Escambia County, Florida.

The Escambia County Property Appraiser's Reference Number is: 331S308300015032.

The Escambia County Property Appraiser's Account Number is: 033705000.

5. CONSIDERATION

Good and valuable consideration and pursuant to the terms of that certain Non Judicial Settlement Agreement and Release dated June 27, 2019, having been executed by all parties thereto, plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, the Successor Trustee, has granted, bargained and sold to you all of the Successor Trustee's interest in the undivided ½ in and to the above described Real Property to have and to hold in fee simple forever.

The property being conveyed is not the homestead of the Grantor, Successor Trustee.

7. EXCEPTIONS

The conveyance made hereby is made subject to the following matters, to the extent same are in effect at this time: real estate taxes accruing after December 31, 2019, any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Escambia County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Property and to all matters which would be revealed by an inspection and/or a current survey of the Property.



8. REPRESENTATION OF TRUSTEE

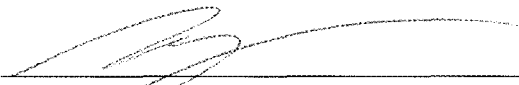
This Deed is made and entered into by Grantor, not individually, but solely as Successor Trustee under a certain Trust Agreement dated as of October 23, 2006, as amended (the "Trust Agreement"). Any contract, obligation, or indebtedness of any nature whatsoever incurred, undertaken, or entered into by the Trustee in connection with the Property is as trustee of an express trust, and not individually; and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the property pursuant to the Trust Agreement shall be applicable to its payment or other discharge. It is expressly understood that any and all representations, warranties, covenants, undertakings, and agreements hereafter made by the Trustee, although in form purporting to be the representations, warranties, covenants, undertakings, and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings, and agreements, or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the Property and other property held pursuant to the Trust Agreement. No personal liability or personal responsibility is assumed by, nor shall at any

time be asserted or enforceable against, the Successor Trustee individually on account of any instrument, act or omission by the Trustee with respect to the Property or by or on account of any representation, warranty, covenant, undertaking, or agreement of the Trustee, express, implied, or otherwise arising by operation of law; and all such personal liability, if any, is hereby expressly waived, released, and disclaimed. All parties shall be charged with notice of the foregoing from and after the recording of this Deed in the Public Records of Escambia County, Florida.

Executed on Aug 9, 2019.

Signed, Sealed and Delivered in presence of

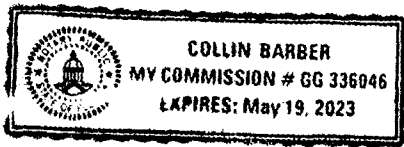

Witness: Andree Carpenter

Witness: Collin Barber


A Wayne Williamson, Esquire,
as Successor Trustee for the Earline S. Lee Trust for the benefit of Susan Ramirez f/k/a Susan E. Cleaveland, u/a dated October 23, 2006, as amended.
P.O. Box 1248, Santa Rosa Beach, FL 32459

STATE OF FLORIDA §
 §
COUNTY OF WALTON §

The foregoing instrument was acknowledged before me, the undersigned authority, by A Wayne Williamson, Esquire, as Successor Trustee for the Earline S. Lee Trust for the benefit of Susan Ramirez f/k/a Susan E. Cleaveland, u/a dated October 23, 2006, as amended, Grantor, who is personally known or who produced a driver's license issued by Florida, who identified this instrument as a Trustee Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on Aug 9, 2019.




Notary Public, State of Florida

This Instrument Prepared By:
JOHN H. ADAMS
Attorney at Law
Beggs & Lane, RLLP
Post Office Box 12950
(501 Commendencia Street, 32502)
Pensacola, Florida 32591-2950
850/432-2451
Florida Bar No. 13208

Parcel ID # 201S301200640001
Parcel ID # 331S308300015032

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made the 13th day of August, 2019, by REBECCA YATES and STANLEY YATES, each as a SUCCESSOR TRUSTEE for the EARLINE S. LEE TRUST for the benefit of JACKSON C. YATES, u/a dated October 23, 2006, as Amended, whose address is 3122 Cabot Drive, Tallahassee, Florida 32312 ("Grantor"), to SUSAN RAMIREZ, a single woman, whose address is 8476 Meliaceae Drive, Pensacola, Florida 32502 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, Florida, as follows:

LOT 64, BLOCK A, GRAND CEDARS RESERVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 13 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 8476 Meliaceae Drive, Pensacola, Florida 32502.

LOT 15, BLOCK 32, CORDOVAPARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 745 Connell Drive, Pensacola, Florida 32503

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee, her heirs, successors and assigns forever.

This conveyance is subject to taxes and assessments for the year 2019 and thereafter, zoning and other governmental regulations, and all conditions, restrictions, limitations, easements and matters of record, if any, but this provision shall not operate to reimpose same.

This Instrument Prepared By:
JOHN H. ADAMS
Attorney at Law
Beggs & Lane, RLLP
Post Office Box 12950
(501 Commendencia Street, 32502)
Pensacola, Florida 32591-2950
850/432-2451
Florida Bar No. 13208

Parcel ID # 201S301200640001
Parcel ID # 331S308300015032

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made the 13th day of August, 2019, by REBECCA YATES and STANLEY YATES, each as a SUCCESSOR TRUSTEE for the EARLINE S. LEE TRUST for the benefit of JACKSON C. YATES, u/a dated October 23, 2006, as Amended, whose address is 3122 Cabot Drive, Tallahassee, Florida 32312 ("Grantor"), to SUSAN RAMIREZ, a single woman, whose address is 8476 Meliaceae Drive, Pensacola, Florida 32502 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, Florida, as follows:

LOT 64, BLOCK A, GRAND CEDARS RESERVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 13 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 8476 Meliaceae Drive, Pensacola, Florida 32502.

LOT 15, BLOCK 32, CORDOVAPARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 745 Connell Drive, Pensacola, Florida 32503


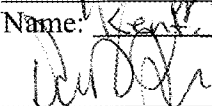
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee, her heirs, successors and assigns forever.


This conveyance is subject to taxes and assessments for the year 2019 and thereafter, zoning and other governmental regulations, and all conditions, restrictions, limitations, easements and matters of record, if any, but this provision shall not operate to reimpose same.

The property conveyed hereby is not the homestead of the Grantor as determined under the laws of the State of Florida.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in the presence of:*

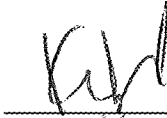

Name: Kent Johnson

Name: Deana Johnson

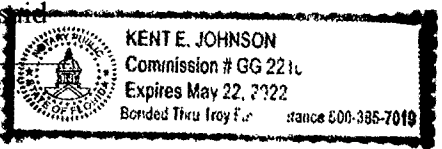

**REBECCA YATES as a SUCCESSOR
TRUSTEE for the EARLINE S. LEE
TRUST for the benefit of JACKSON C.
YATES, u/a dated October 23, 2006, as
Amended**

Address: 3122 Cabot Drive
Tallahassee, Florida 32312

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 13th day of August, 2019, by Rebecca Yates as Successor Trustee for the Benefit of the Earline S. Lee Trust for the benefit of Jackson C. Yates, u/a dated October 23, 2006 as Amended, who is either ☒ personally known to me or ☐ who has produced _____ (type of identification) as identification.


Name: KENT E. JOHNSON
NOTARY PUBLIC
State and County Aforesaid
Commission No. _____
My Commission Expires _____



IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Name: Kent Johnson
Name: Deanna Johnson

Stanley Yates
STANLEY YATES as a SUCCESSOR
TRUSTEE for the EARLINE S. LEE
TRUST for the benefit of JACKSON C.
YATES, u/a dated October 23, 2006, as
Amended

Address: 3122 Cabot Drive
Tallahassee, Florida 32312

STATE OF Leon Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 13th day of August, 2019, by Stanley Yates as Successor Trustee for the Benefit of the Earline S. Lee Trust for the benefit of Jackson C. Yates, u/a dated October 23, 2006 as Amended, who is either ☒ personally known to me or ☐ who has produced _____ (type of identification) as identification.

Kent E. Johnson
Name: KENT E. JOHNSON
NOTARY PUBLIC
State and County Aforesaid
Commission No. _____
My Commission Expires _____



This Instrument Prepared By:
JOHN H. ADAMS
Attorney at Law
Beggs & Lane, RLLP
Post Office Box 12950
(501 Commendancia Street, 32502)
Pensacola, Florida 32591-2950
850/432-2451
Florida Bar No. 13208

Parcel ID # 201S301200640001
Parcel ID # 331S308300015032

QUIT CLAIM DEED

THIS QUITCLAIM DEED is made the 15th day of August, 2019, by **JACKSON C. YATES**, whose address is 3122 Cabot Drive, Tallahassee, Florida 32312 ("Grantor"), to **SUSAN RAMIREZ**, a single woman, whose address is 8476 Meliaceae Drive, Pensacola, Florida 32502 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Escambia County, Florida, as follows:

LOT 64, BLOCK A, GRAND CEDARS RESERVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 13 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 8476 Meliaceae Drive, Pensacola, Florida 32502.

LOT 15, BLOCK 32, CORDOVAPARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 74 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 745 Connell Drive, Pensacola, Florida 32503

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee, her heirs, successors and assigns forever.

This conveyance is subject to taxes and assessments for the year 2019 and thereafter, zoning and other governmental regulations, and all conditions, restrictions, limitations, easements and matters of record, if any, but this provision shall not operate to reimpose same.

The property conveyed hereby is not the homestead of the Grantor as determined under the laws of the State of Florida.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Miguel S. S. S. S.
Name: Miguel S. S. S. S.

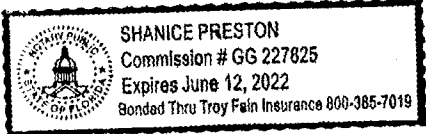
JACKSON C. YATES
Address: 3122 Cabot Drive
Tallahassee, Florida 32312

Dustin Rhodes
Name: Dustin Rhodes

STATE OF Florida
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 15 day of August, 2019, by Jackson C. Yates, as Amended, who is either ☐ personally known to me or ☒ who has produced FI DL (type of identification) as identification.

Shanice Preston
Name: Shanice Preston
NOTARY PUBLIC
State and County Aforesaid
Commission No. GG 227825
My Commission Expires: June 12, 2022



Recorded in Public Records 7/10/2023 12:39 PM OR Book 9004 Page 1249,
Instrument #2023053925, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared by and return to:
Robert Biggerstaff
210 SE Kalash Road
Pensacola FL 32507

850 3939500

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

On the 17 day of June, 2023, an Agreement for Purchase and Sale, for valuable consideration, was entered into and between Robert Biggerstaff as Buyer, and the Owner of Record, Edward Rouse as Successor Trustee of the Earline S Lee Trust for the benefit of Joshua M Yates under agreement dated October 23, 2006, as to 25% interest (Twenty Five percent) as Seller, of the real property described as:

Lot 15, Block 32, Cordova Park, a subdivision, according to the Plat thereof,
recorded in Plat Book 3 Page 74 of the Public Records of Escambia County, Florida.

ALSO known as 745 Connell Drive Pensacola FL 32503


Buyer, therefore, has an equitable interest in the above described real property, as Buyer is ready, willing and able to close this transaction. Per the terms of the Purchase and Sale Agreement dated June 17, 2023, a copy attached hereto as Exhibit "A", the closing shall take place on or before the 15th of July 2023, and may be subject to extension.

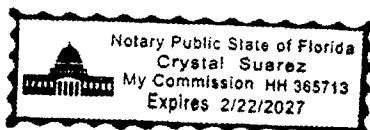
Further sayeth Naught


Robert Biggerstaff

State of Florida
County of Escambia

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization this 15 day of July, 2023 by Robert Biggerstaff who has produced DL - as identification and who did/did not take an oath.


Notary Public
My Commission expires: 2/22/2027



BK: 9004 PG: 1250 Last Page

Real Estate Purchase Agreement

Address: 745 Connell Drive Pensacola, FL 32503

Parcel ID: 3315308300015032

Sale Price: \$ 22,500 (Net-After Settlement Costs)

Seller: Earlene Lee Trust, FBO Joshua Yates, Edward Rouse, Trustee

Buyer: Cross Works Properties, LLC by Robert Biggerstaff, AMBR

This contract is contingent on an inspection passing buyer standards to be completed by 22 June 2023.


This Contract is **NOT** assignable

This Contract **NOT** contingent upon insurance being obtained for the property

Sale to close as soon as possible or before **15 July 2023**

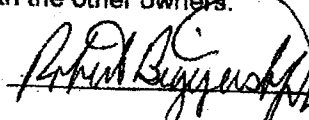
This Contract is **NOT** contingent on buyer obtaining financing.

This Contract **IS** contingent on Agreement with the other owners.

 **TRUSTEE** 08/17/23

Edward M Rouse

Trustee as Seller

 08/17/23

Robert Biggerstaff

AMBR as Buyer

Recorded in Public Records 7/10/2023 12:39 PM OR Book 9004 Page 1247,
Instrument #2023053924, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared by and return to:

Robert Biggerstaff

210 SE Kalash Road

Pensacola FL 32507

850 393 9500

MEMORANDUM OF PURCHASE AND SALE AGREEMENT

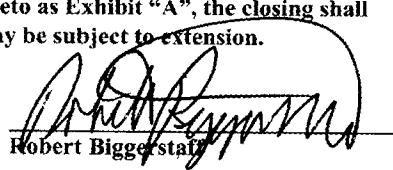
On the 16 day of June, 2023, an Agreement for Purchase and Sale, for valuable consideration, was entered into and between Robert Biggerstaff as Buyer, and the Owner of Record, Susan Ramirez, as to 75% interest (Seventy Five percent) as Seller, of the real property described as:

Lot 15, Block 32, Cordova Park, a subdivision, according to the Plat thereof, recorded in Plat Book 3 Page 74 of the Public Records of Escambia County, Florida.

ALSO known as 745 Connell Drive Pensacola FL 32503

Buyer, therefore, has an equitable interest in the above described real property, as Buyer is ready, willing and able to close this transaction. Per the terms of the Purchase and Sale Agreement dated June 16, 2023, a copy attached hereto as Exhibit "A", the closing shall take place on or before the 23rd of July 2023, and may be subject to extension.

Further sayeth Naught


Robert Biggerstaff

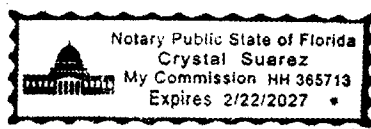
State of Florida

County of Escambia

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization this 10 day of July, 2023 by Robert Biggerstaff who has produced DL - as identification and who did/did not take an oath.


Notary Public

My Commission expires: 2/22/2027



6/16/2023

Real Estate Purchase agreement

Address

745 Connell Dr Pensacola FL 32503

Parcel ID #

3315304300015032

Sale price

\$ 56,000.00 \$12,000.00 down 76K @ 5.5% for 20 years
Pymt 522.79
no prepayment

Seller

Susan Ramirez 75% interest
Susan Ramirez

Buyer

Robert Biggsstoff
[Signature]Contingent on inspection passing buyer standards yes inspection before 6/22/23Contract is assignable yes noContract contingent upon insurance being able to be obtained for property noSale to close on or before this date July 23, 2023Contract is contingent on buyer obtaining financing yes noContingent on securing Josh Yates interest free to clear
no blemishes on title other than back taxes buyer takes
care of those
no vehicles or boats present on day of closing



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

Detail by Entity Name

Florida Limited Liability Company
CROSS WORKS PROPERTIES, LLC

Filing Information

Document Number	L20000029658
FEI/EIN Number	84-4471758
Date Filed	01/23/2020
Effective Date	01/22/2020
State	FL
Status	ACTIVE

Principal Address

210 SE KALASH ROAD
PENSACOLA, FL 32507

Mailing Address

210 SE KALASH ROAD
PENSACOLA, FL 32507

Registered Agent Name & Address

HARPER, LOUIS E, III
25 W. CEDAR STREET
430
PENSACOLA, FL 32502

Authorized Person(s) Detail

Name & Address

Title AMBR

BIGGERSTAFF, ROBERT L
210 SE KALASH ROAD
PENSACOLA, FL 32507

Annual Reports

Report Year	Filed Date
2021	09/01/2021
2022	02/03/2022
2023	03/06/2023

Document Images

03/30/2023 -- ANNUAL REPORT	View image in PDF format
02/03/2022 -- ANNUAL REPORT	View image in PDF format
09/01/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01251 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EDWARD ROUSE SUCCESSOR TRUSTEE
EARLINE LEES TRUST FBO JOSHUA M
YATES AND SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502

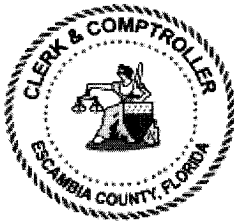
EDWARD ROUSE SUCCESSOR TRUSTEE FOR THE EARLINE S LEE TRUST FBO JOSHUA M YATES,
SUSAN RAMIREZ, ROBERT BIGGERSTAFF AND CROSS WORKS PROPERTIES LLC
745 CONNELL DR
PENSACOLA, FL 32503

SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502

EDWARD ROUSE SUCCESSOR TRUSTEE FOR THE EARLINE S LEE TRUST FBO JOSHUA M YATES
6825 OAK STREET
MILTON, FL 32570

CROSS WORKS PROPERTIES LLC AND ROBERT BIGGERSTAFF
210 SE KALASH ROAD
PENSACOLA, FL 32507

WITNESS my official seal this 18th day of January 2024.



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 March 6, 2024, 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 TLGFY LLC holder of Tax Certificate No. 01251, issued the 1st day of June, A.D., 2021 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 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033705000 (0324-24)

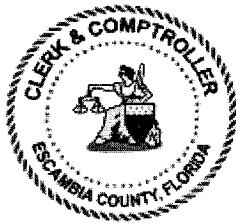
The assessment of the said property under the said certificate issued was in the name of

EDWARD ROUSE SUCCESSOR 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** Wednesday in the month of March, which is the **6th** day of March 2024.

Dated this 12th day of January 2024.

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

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 March 6, 2024, 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

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LT 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033705000 (0324-24)

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

EDWARD ROUSE SUCCESSOR TRUSTEE

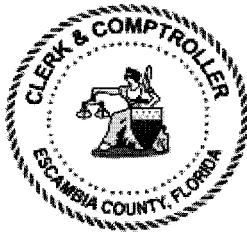
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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.

Post Property:

745 CONNELL DR 32503



**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 March 6, 2024, 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 TLGFY LLC holder of Tax Certificate No. 01251, issued the 1st day of June, A.D., 2021 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 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033705000 (0324-24)

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

EDWARD ROUSE SUCCESSOR 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** Wednesday in the month of March, which is the **6th** day of March 2024.

Dated this 12th day of January 2024.

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.

Personal Services:

**EDWARD ROUSE SUCCESSOR
TRUSTEE**

EARLINE LEES TRUST FBO JOSHUA
M YATES AND SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502

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

0324-24

Document Number: ECSO24CIV002543NON

Agency Number: 24-002982

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01251 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EDWARD ROUSE SUCCESSOR TRUSTEE

Defendant:

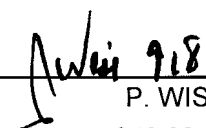
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:48 AM and served same at 7:43 AM on 1/22/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


P. WISE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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 March 6, 2024, 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 TLGFY LLC holder of Tax Certificate No. 01251, issued the 1st day of June, A.D., 2021 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 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033705000 (0324-24)

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

EDWARD ROUSE SUCCESSOR TRUSTEE

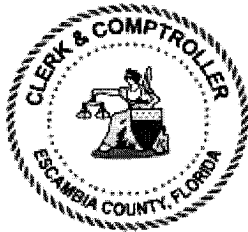
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **6th** day of March 2024.

Dated this 12th day of January 2024.

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.

Post Property:

745 CONNELL DR 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
JAN 15 2024
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-24

Document Number: ECSO24CIV002627NON

Agency Number: 24-003013

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01251 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EDWARD ROUSE SUCCESSOR TRUSTEE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:50 AM and served same at 1:40 PM on 1/22/2024 in ESCAMBIA COUNTY, FLORIDA, by serving EDWARD ROUSE SUCCESSOR TRUSTEE , the within named, to wit: JOSH YATES, GRANDSON/TRUSTEE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

WARNING

003013

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 March 6, 2024, 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 TLGFY LLC holder of Tax Certificate No. 01251, issued the 1st day of June, A.D., 2021 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 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P 54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 033705000 (0324-24)

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

EDWARD ROUSE SUCCESSOR 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** Wednesday in the month of March, which is the **6th** day of March 2024.

Dated this 12th day of January 2024.

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.

Personal Services:

**EDWARD ROUSE SUCCESSOR
TRUSTEE**

EARLINE LEES TRUST FBO JOSHUA
M YATES AND SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



EDWARD ROUSE SUCCESSOR TRUSTEE
[0324-24]
EARLINE LEES TRUST FBO JOSHUA M
YATES AND SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502

9171 9690 0935 0128 0727 02

EDWARD ROUSE SUCCESSOR TRUSTEE FOR
THE EARLINE S LEE TRUST FBO JOSHUA M
YATES, SUSAN RAMIREZ, ROBERT
BIGGERSTAFF AND CROSS WORKS
PROPERTIES LLC [0324-24]
745 CONNELL DR
PENSACOLA, FL 32503

9171 9690 0935 0128 0727 19

SUSAN RAMIREZ [0324-24]
8476 MELIACEAE DRIVE
PENSACOLA, FL 32502

9171 9690 0935 0128 0727 26

EDWARD ROUSE SUCCESSOR TRUSTEE
FOR THE EARLINE S LEE TRUST FBO
JOSHUA M YATES [0324-24]
6825 OAK STREET
MILTON, FL 32570

9171 9690 0935 0128 0727 33

CROSS WORKS PROPERTIES LLC
AND ROBERT BIGGERSTAFF [0324-24]
210 SE KALASH ROAD
PENSACOLA, FL 32507

9171 9690 0935 0128 0727 40

*Sheriff served
Grandson*

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

CERTIFIED MAIL™



9171 9690 0935 0128 0727 19

PENSACOLA FL 325

11/18/2024 PM 2:53



quadrant

FIRST CLASS MAIL

000718

01/18/2024 ZIP 32502

03M31219251

US POSTAGE

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EDWARD ROUSE SUCCESSOR TRUSTEE FOR
THE EARLINE S LEE TRUST FBO JOSHUA M
YATES, SUSAN RAMIREZ, ROBERT
BIGGERSTAFF AND CROSS WORKS
PROPERTIES LLC [0324-24]
745 CONNELL DR
PENSACOLA, FL 32503

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0002/08/24

RETURN TO SENDER

UNCLAIMED

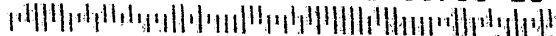
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BC: 32502583335

*2738-00739-18-36

UNC

3250258333
32503-4234



Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 FEB -5 A 11: 27

ES JAMICA COUNTY, FL

EDWARD ROUSE SUCCESSOR TRUSTEE
FOR THE EARLINE S LEE TRUST FBO
JOSHUA M YATES [0324-24]
6825 OAK STREET
MILTON, FL 32570

UNC

32502-5833
32570-6791

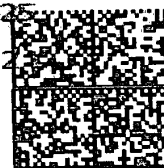
CERTIFIED MAIL™



9171 9690 0935 0128 0727 33

PENSACOLA FL 325

23 JAN 2024 PM 2:35



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

01/23/2024 ZIP 32502
043M31219251

US POSTAGE

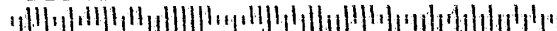
NIXIE

322 DE 1

0001/31/24

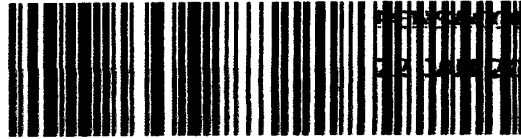
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2187-00378-23-44



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CERTIFIED MAIL™



PENSACOLA FL 325

22 JAN 2024 PM 1:24



9171 9690 0935 0128 0727 02

quadiant

FIRST-CLASS MAIL

IMI

\$007.18⁰

01/19/2024 ZIP 32502
043M31219251

US POSTAGE

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

2024 FEB 23 A 11:51
FLORIDA COURTS

EDWARD ROUSE SUCCESSOR TRUSTEE
[0324-24]
EARLINE LEES TRUST FBO JOSHUA M
YATES AND SUSAN RAMIREZ
8476 MELIACEAE DRIVE
PENSACOLA, FL

L/N

REXIE

322 FE 1

0002/13/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO LOCATE

UTF

BC:

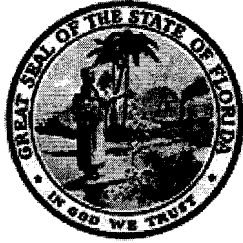
32502583935

*2638-02632-22-39

32502583935

01/19/2024 043M31219251

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: 033705000 Certificate Number: 001251 of 2021**

**Payor: EDWARD ROUSE SUCC TRUSTEE EARLINE LEES TRUST FBO JOSHUA M YATES AND
SUSAN RAMIREZ 8476 MELIACEAE DRIVE PENSACOLA, FL 32502 Date 2/22/2024**

Clerk's Check # 1000911390
Tax Collector Check # 1

Clerk's Total	\$510.72
Tax Collector's Total	\$11,811.02
Postage	\$37.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$12,375.74

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
ESCAMBIA COUNTY FLORIDA
INST# 2024013146 2/22/2024 12:08 PM
OFF REC BK: 9106 PG: 1950 Doc Type: RTD

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 9028, Page 634, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01251, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 033705000 (0324-24)

DESCRIPTION OF PROPERTY:

LT 15 BLK 32 CORDOVA PARK PB 3 P 74 OR 6947 P 1887 OR 8124 P 700 OR 8145 P 1130 OR 8167 P
54 SHEET F

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EDWARD ROUSE SUCCESSOR TRUSTEE

Dated this 22nd day of February 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a
NOTICE in the matter of TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 01251

in the CIRCUIT Court
was published in said newspaper in the issues of
FEBRUARY 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 12:00:41 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.02.22 12:29:15 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 01251, issued the 1st day of June, A.D., 2021 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:

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TAX ACCOUNT NUMBER 033705000 (0324-24)

The assessment of the said property under the said certificate issued was in the name of EDWARD ROUSE SUCCESSOR 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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-02-01-08-15-22-2024