



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

1172.41

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 6120 US BANK CF KEYS FUNDING LLC - 6120 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022		
Property description	KSBBKB LLC 9900 SPECTRUM DR AUSTIN, TX 78717 999 FT PICKENS RD 308 17-0009-195 UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577 SHEET 1	Certificate #	2020 / 8981		
		Date certificate issued	06/01/2020		
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)	
# 2020/8981	06/01/2020	2,355.52	117.78	2,473.30	
→Part 2: Total*				2,473.30	
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)
# 2021/6981	06/01/2021	2,391.27	6.25	119.56	2,517.08
Part 3: Total*					2,517.08
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)				4,990.38	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				2,351.24	
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)				7,716.62	
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 <u>April 28th, 2022</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/07/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *+ 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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200165

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 6120
US BANK CF KEYS FUNDING LLC - 6120
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
17-0009-195	2020/8981	06-01-2020	UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577 SHEET 1

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 - 6120
US BANK CF KEYS FUNDING LLC - 6120
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

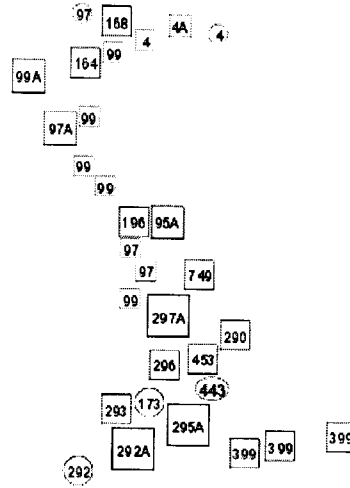
← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

<p>General Information</p> <p>Parcel ID: 282S261001308003</p> <p>Account: 170009195</p> <p>Owners: KSBBKB LLC</p> <p>Mail: 9900 SPECTRUM DR AUSTIN, TX 78717</p> <p>Situs: 999 FT PICKENS RD 308 32561</p> <p>Use Code: CONDO-RES UNIT </p> <p>Taxing Authority: PENSACOLA BEACH</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$0</td> <td>\$142,020</td> <td>\$142,020</td> <td>\$142,020</td> </tr> <tr> <td>2020</td> <td>\$0</td> <td>\$134,406</td> <td>\$134,406</td> <td>\$134,406</td> </tr> <tr> <td>2019</td> <td>\$0</td> <td>\$130,710</td> <td>\$130,710</td> <td>\$130,710</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$0	\$142,020	\$142,020	\$142,020	2020	\$0	\$134,406	\$134,406	\$134,406	2019	\$0	\$130,710	\$130,710	\$130,710
Year	Land	Imprv	Total	Cap Val																	
2021	\$0	\$142,020	\$142,020	\$142,020																	
2020	\$0	\$134,406	\$134,406	\$134,406																	
2019	\$0	\$130,710	\$130,710	\$130,710																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>02/15/2019</td> <td>8060</td> <td>1577</td> <td>\$415,000</td> <td>LI</td> <td></td> </tr> <tr> <td>09/13/2018</td> <td>7966</td> <td>1387</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>05/11/2016</td> <td>7522</td> <td>707</td> <td>\$100</td> <td>LI</td> <td></td> </tr> <tr> <td>06/26/2008</td> <td>6383</td> <td>1757</td> <td>\$286,000</td> <td>LI</td> <td></td> </tr> <tr> <td>08/1998</td> <td>4294</td> <td>875</td> <td>\$177,500</td> <td>LI</td> <td></td> </tr> <tr> <td>06/1978</td> <td>1242</td> <td>438</td> <td>\$60,500</td> <td>LI</td> <td></td> </tr> <tr> <td>10/1974</td> <td>848</td> <td>556</td> <td>\$100</td> <td>LI</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/15/2019	8060	1577	\$415,000	LI		09/13/2018	7966	1387	\$100	OT		05/11/2016	7522	707	\$100	LI		06/26/2008	6383	1757	\$286,000	LI		08/1998	4294	875	\$177,500	LI		06/1978	1242	438	\$60,500	LI		10/1974	848	556	\$100	LI		<p>2021 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577 SHEET 1</p> <p>Extra Features</p> <p>CONDO LIMITED PARKING SPACE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																												
02/15/2019	8060	1577	\$415,000	LI																																													
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<p>Parcel Information</p> <p>Section Map Id: PB001-1</p> <p>Approx. Acreage: 4.1698</p> <p>Zoned: HDR-PB</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
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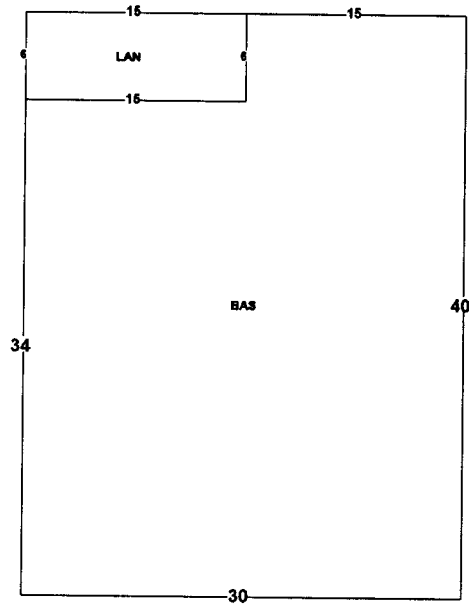
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:999 FT PICKENS RD 308, Year Built: 1975, Effective Year: 1975, PA Building ID#: 28673

Structural Elements

- DECOR/MILLWORK-ABOVE AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-PRECAST PAN/CON
- FLOOR COVER-CARPET
- FOUNDATION-STRUCTURAL
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- ROOF COVER-BLT UP MTL/GYP
- ROOF FRAMING-CONCRETE
- STORY HEIGHT-0
- STRUCTURAL FRAME-CONCRTE REINFRD



Areas - 1200 Total SF

BASE AREA - 1110

LANAI - 90

Images

None

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048816 5/11/2022 4:18 PM
OFF REC BK: 8783 PG: 217 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6120** holder of **Tax Certificate No. 08981**, issued the **1st day of June, A.D., 2020** 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:

UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577 SHEET 1

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170009195 (1122-41)

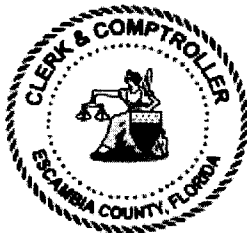
The assessment of the said property under the said certificate issued was in the name of

KSBBKB LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **7th day of November 2022**.

Dated this 11th day of May 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 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 #: 17-0009-195 CERTIFICATE #: 2020-8981

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: July 1, 2002 to and including July 29, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: August 21, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 21, 2022

Tax Account #: **17-0009-195**

1. The Grantee(s) of the last deed(s) of record is/are: **KSBBKB LLC – PROPERTY IS LEASEHOLD**
By Virtue of Assignment of Lease recorded 3/13/2019 in OR 8060/1577

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) 2019-2021 are delinquent.
Tax Account #: 17-0009-195
Assessed Value: \$142,020.00
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): **LA PLAZA CONDOMINIUM ASSOCIATION, INC.**

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: NOVEMBER 7, 2022
TAX ACCOUNT #: 17-0009-195
CERTIFICATE #: 2020-8981

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>2021</u> tax year. |

KSBBKB LLC
9900 SPECTRUM DR
AUSTIN, TX 78717

KSBBKB LLC
4387 CEDAR BLUFF LANE
FRISCO, TX 75033

KSBBKB LLC
999 FT PICKENS RD, 308
PENSACOLA BEACH, FL 32561

LA PLAZA CONDOMINIUM
ASSOCIATION, INC
106 SAN SOUCI
999 FORT PICKENS RD
PENSACOLA BEACH, FL 32561

SANTA ROSA ISLAND AUTHORITY
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 21st day of August, 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

August 21, 2022

Tax Account #:17-0009-195

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577
SHEET 1**

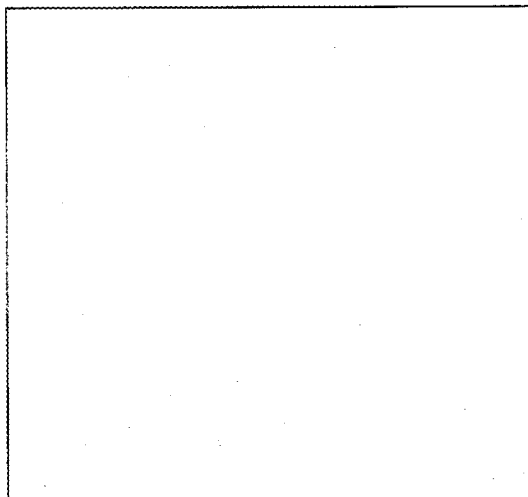
SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0009-195(1122-41)

Recorded in Public Records 3/13/2019 9:45 AM OR Book 8060 Page 1577,
Instrument #2019022350, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$2,905.00

This instrument prepared by
and to be returned to:
Melissa Floyd
700 S. Palafox St., Suite 205-B
Pensacola, FL 32502

Parcel ID Number: 28-2S-26-1001-308-003



LEASE ASSIGNMENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

COMES NOW, George C. Carr, Individually and as Successor Trustee of the George L. Carr Revocable Intervivos Trust dated May 11, 2016, whose mailing address is 28890 N. West Hills Drive, Valencia, CA 91354, hereinafter referred to as the "Assignor", who, for and in consideration of \$10.00 Dollars and other good and valuable consideration received from **KSBBKB, LLC, a Texas limited liability company**, whose mailing address is 9900 Spectrum Drive, Austin, TX 78717, hereinafter referred to as the "Assignee", does hereby assign all rights, title and interest in and to the following Leasehold Estate in Escambia County, Florida, to-wit:

Parcel 1

Condominium Unit 308, SANS SOUCI, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 813, page 883, as amended by revised survey in Official Records Book 815, Page 277, of the Public Records of Escambia County, Florida.

AND

Parcel 2

Parking Space No 20, SANS SOUCI, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 813, Page 883, as amended by revised survey in Official Record Book 815, Page 277, of the Public Records of Escambia County, Florida.

The property is not the homestead of the Assignor.

This Assignment is subject to the terms, stipulations and conditions of the original lease recorded in Official Records Book 1242, Page 438, and subsequently assigned in Official Records Book 4294, Page 875; Official Records Book 6383, Page 1757 and Official Records Book 7522, Page 707 of the Public Records of Escambia, Florida, and any amendments and subleases thereto. The assignor fully warrants the title to the leasehold estate assigned hereby, subject only to taxes for the current year and subsequent years, valid easements, reservations and restrictions of record and further warrants that subject property is free and clear of all encumbrances.

The Assignee by acceptance of this lease, agrees to comply with the terms and conditions of the said lease and other restrictive covenants and conditions of record.

BK: 8060 PG: 1578

WITNESS our hands and seals this 15th day of February 2019.

Signed, sealed and delivered
in our presence:

ASSIGNOR:

George L. Carr Revocable Intervivos Trust

Witness Signature: *[Signature]*

Print Name: GEORGE SCHWARTZ

Signature: *George C Carr*
George C. Carr, Individually and as
Successor Trustee

Witness Signature: *[Signature]*

Print Name: Candice Bleiker

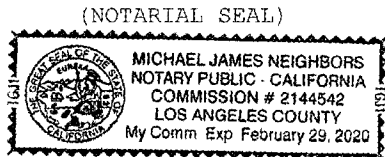
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 15th day of February, 2019, by George C. Carr, Individually and as Successor Trustee of the George L. Carr Revocable Intervivos Trust, who () is personally known to me or (X) has produced a driver's license as identification.

Notary Public: *[Signature]*

Print Name: Michael James Neighbors



WITNESS our hands and seals this 20 day of February 2019.

Signed, sealed and delivered
in our presence:

ASSIGNEE:

Witness Signature: Salima Ali

Print Name: Salima Ali

Witness Signature: Salima Ali

Print Name: Salima Ali
Jessica Martin

KSBBKB, LLC, a Texas limited liability
company

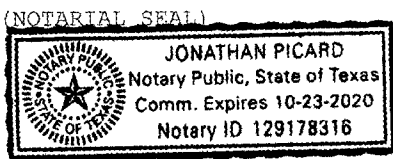
Signature: [Signature]
Gary Bridges, Member

Signature: [Signature]
Kathy Bridges, Member

STATE OF Texas

COUNTY OF Denton

The foregoing instrument was acknowledged before me this 20 day of February 2019,
by Gary Bridges and Kathy Bridges, Managing Members of KSBBKB, LLC, a Texas limited
liability company, who () is personally known to me or (X) has/have produced a driver's
license as identification.



Notary Public: [Signature]
Print Name: Jonathan Picard

Recorded in Public Records 3/13/2019 9:45 AM OR Book 8060 Page 1575,
Instrument #2019022349, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared by and Return to:
Melissa Floyd
SETCO Services, LLC
700 South Palafox Street
205-B
Pensacola, FL 32502

FLORIDA TRUST CERTIFICATION AFFIDAVIT PURSUANT TO F.S. 736.1017

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned authority, after having been duly sworn, personally appeared George C. Carr, hereinafter referred to as the Affiant(s) herein, who, after being by me duly sworn on oath, depose(s) and state(s) as follows:

That Affiant(s) is/are the current trustee(s) of the George L. Carr Revocable Intervivos Trust dated May 11, 2016, hereinafter referred to as the "Trust";

That the trust exists, and the settlor (creator) of the trust was GEORGE L CARR;

That Affiant(s) reside(s) at: 28890 N. WEST HILLS DRIVE
VALENCIA, CA 91354

That the subject property [] is or is not affiant(s)', nor any member of affiant(s)' immediate family's homestead, nor is contiguous thereto;

That if subject property is affiant(s)' homestead his/her spouse will join in the conveyance this affidavit accompanies;

That this certification of trust pertains to the trust property located at: 999 Fort Pickens Road, #308, Pensacola Beach, FL 32561;

That Affiant(s) is/are still acting Trustee and that no successor Trustee(s) has/have been appointed.

That Affiant(s) as Trustee(s) has/have full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party(ies).

That the Trust is: [] Irrevocable, Revocable. The following individual(s) has/have power to revoke the trust:

That title to the property is currently shown in the last deed of record as: Deed recorded on May 12, 2016 dated May 11, 2016 with the Escambia Recording Office in Book #7522, Page#707.

[If trustee has changed or died include copies of paragraphs showing successor trustee(s) as Exhibits]

That this Affidavit is made for the purpose of inducing SETCO Services, LLC and its respective underwriter to issue title insurance pursuant to File No.: PL-19-3 insuring the following described property:

999 Fort Pickens Road, #308, Pensacola Beach, FL 32561
Condominium Unit 308, SANS SOUCI, a condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 813, page 883, as amended by revised survey in Official Records Book 815, Page 277, of the Public Records of Escambia County, Florida.

BK: 8060 PG: 1576 Last Page

Affiant(s) further state(s) that Affiant(s) is/are familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature and agree(s) to indemnify and hold harmless SETCO Services, LLC and its respective underwriter from any loss or damage resulting from its issuance of title insurance as stated above based on the information given in this affidavit.

Further, Affiant (s) say(eth) naught.

Signed, sealed, and delivered
In the presence of these witnesses:

Witness Signature: [Handwritten Signature]

Witness Print Name: GEORGE SCHWARTZ

Signature Witness: [Handwritten Signature]

Witness Print Name: Candice Bliver

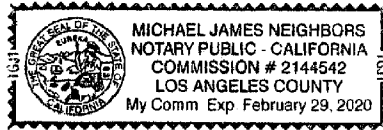
George L. Carr Revocable Intervivos Trust

By: [Handwritten Signature]
George C. Carr, Individually and as Successor
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Los Angeles

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this 15th day of February, 2019 by George C. Carr who is(are) personally known to me or who has(have) produced MT Driver's License as identification.



[Handwritten Signature]
Notary Public
My Commission expires: 02-29-2020

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 08981 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KSBBKB LLC 9900 SPECTRUM DR AUSTIN, TX 78717	LA PLAZA CONDOMINIUM ASSOCIATION INC 106 SAN SOUCI, 999 FORT PICKENS RD PENSACOLA BEACH, FL 32561
KSBBKB LLC 4387 CEDAR BLUFF LANE FRISCO, TX 75033	KSBBKB LLC 999 FT PICKENS RD, 308 PENSACOLA BEACH, FL 32561
SANTA ROSA ISLAND AUTHORITY 25 VIA DE LUNA DR PENSACOLA BEACH FL 32561	

WITNESS my official seal this 22th day of September 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 November 7, 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 – 6120** holder of **Tax Certificate No. 08981**, issued the **1st** day of **June, A.D., 2020** 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:

UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577 SHEET 1

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170009195 (1122-41)

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

KSBBKB LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of November, which is the **7th day of November 2022**.

Dated this 15th day of September 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 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

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SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170009195 (1122-41)

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KSBKKB LLC

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Dated this 15th day of September 2022.

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Post Property:

999 FT PICKENS RD 308 32561



**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

1122-41

Document Number: ECSO22CIV032329NON

Agency Number: 22-009532

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08981 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: KSBBKB LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/23/2022 at 2:50 PM and served same at 8:28 AM on 9/26/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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 November 7, 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.

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UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577 SHEET I

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170009195 (1122-41)

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Post Property:

999 FT PICKENS RD 308 32561



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2022 SEP 23 PM 2:50
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

KSBBKB LLC [1122-41]
9900 SPECTRUM DR
AUSTIN, TX 78717

9171 9690 0935 0128 2222 06

*RTN
Attempted - NOT KNOWN*

LA PLAZA CONDOMINIUM
ASSOCIATION INC [1122-41]
106 SAN SOUCL, 999 FORT PICKENS RD
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2221 90

KSBBKB LLC [1122-41]
4387 CEDAR BLUFF LANE
FRISCO, TX 75033

9171 9690 0935 0128 2221 83

KSBBKB LLC [1122-41]
999 FT PICKENS RD, 308
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2221 76

*RTN
Refused*

SANTA ROSA ISLAND AUTHORITY
[1122-41]
25 VIA DE LUNA DR
PENSACOLA BEACH FL 32561

9171 9690 0935 0128 2221 69

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502-5843

PAID
CLERK & COMPTROLLER
FILED
2022 OCT -14 PM 2:30
PENSACOLA COUNTY, FL

CERTIFIED MAIL



FL 325
PM 1



quadrant
FIRST-CLASS MAIL
IMI
\$006.57
09/23/2022 ZIP 32502
043M31219251
US POSTAGE

9171 9690 0935 0128 2222 06

XS

NIXIE 787 FE 1 0009/30/22

KSBKBB LLC [1122-41]
9900 SPECTRUM DR
AUSTIN, TX 78717

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

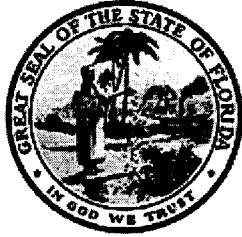
ANK

BC: 3250258335 *2638-05312-23-36

325025833
78717-455500

ANK

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 170009195 Certificate Number: 008981 of 2020

Payor: KSBBKB LLC 4387 CEDAR BLUFF LANE FRISCO TX 75033 Date 10/24/2022

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$8,533.12
		Postage	\$30.90
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,084.90

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
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 JURY ASSEMBLY
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 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2020 TD 008981
Redeemed Date 10/24/2022

Name KSBKKB LLC 4387 CEDAR BLUFF LANE FRISCO TX 75033

Clerk's Total = TAXDEED	\$503.88
Due Tax Collector = TAXDEED	\$8,533.12
Postage = TD2	\$30.90
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: 170009195 Certificate Number: 008981 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="10/24/2022"/>
Months	7	6
Tax Collector	<input type="text" value="\$7,716.62"/>	<input type="text" value="\$7,716.62"/>
Tax Collector Interest	\$810.25	\$694.50
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$8,533.12	<input type="text" value="\$8,417.37"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$47.88	\$41.04
Total Clerk	\$503.88	<input type="text" value="\$497.04"/> CH
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="\$30.90"/>	<input type="text" value="\$30.90"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$9,084.90	\$8,962.31
	Repayment Overpayment Refund Amount	<input type="text" value="\$122.59 + 80 = \$202.59"/>
Book/Page	<input type="text" value="8783"/>	<input type="text" value="217"/> redeemer

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 8783, Page 217, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08981, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **170009195 (1122-41)**

DESCRIPTION OF PROPERTY:

**UNIT 308 SANS SOUCI CONDOMINIUM 1 54/100% INT IN COMMON ELEMENTS OR 8060 P 1577
SHEET 1**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: KSBKKB LLC

Dated this 24th day of October 2022.



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 – 11-07-2022 – TAX CERTIFICATE #'S 08981

in the **CIRCUIT** Court

was published in said newspaper in the issues of

OCTOBER 6, 13, 20, 27, 2022

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 Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2022.10.27 09:18:23 -05'00'

PUBLISHER

Sworn to and subscribed before me this 27TH day of OCTOBER
A.D., 2022

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181F3C90F20000659C7, cn=Heather Tuttle
Date: 2022.10.27 09:48:15 -05'00'

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**

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TAX ACCOUNT NUMBER 170009195 (1122-41)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of November, which is the 7th day of November 2022.

Dated this 23rd day of September 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 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-10-06-13-20-27-2022