



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

1172.112

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2020 US BANK CF KEYS FUNDING LLC - 2020 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022
Property description	BREE INVESTMENTS LLC PO BOX 80888 LAFAYETTE, LA 70598 18 VIA DELUNA 1703 17-0035-648 UNIT 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #11 OR 7662 P 928	Certificate #	2020 / 8989
		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)
# 2020/8989	06/01/2020	5,499.27	274.96	5,774.23
→Part 2: Total*				5,774.23

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)
# 2021/6991	06/01/2021	5,603.58	6.25	280.18	5,890.01
# 2020/9077	06/01/2020	5,510.74	6.25	275.54	5,792.53
Part 3: Total*					11,682.54

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)	17,456.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,609.87
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)	23,441.64

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: Escambia, Florida
 Signature, Tax Collector or Designee Date April 28th, 2022

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

16.25

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: 2200162

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
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
17-0035-648	2020/8989	06-01-2020	UNIT 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #11 OR 7662 P 928

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 - 2020
US BANK CF KEYS FUNDING LLC - 2020
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](#)

General Information Parcel ID: 282S261129173010 Account: 170035648 Owners: BREE INVESTMENTS LLC Mail: PO BOX 80888 LAFAYETTE, LA 70598 Situs: 18 VIA DELUNA 1703 32561 Use Code: CONDO-RES UNIT Taxing Authority: PENSACOLA BEACH Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <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>\$382,390</td> <td>\$382,390</td> <td>\$382,390</td> </tr> <tr> <td>2020</td> <td>\$0</td> <td>\$360,745</td> <td>\$360,745</td> <td>\$360,745</td> </tr> <tr> <td>2019</td> <td>\$0</td> <td>\$350,238</td> <td>\$350,238</td> <td>\$350,238</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$0	\$382,390	\$382,390	\$382,390	2020	\$0	\$360,745	\$360,745	\$360,745	2019	\$0	\$350,238	\$350,238	\$350,238
Year	Land	Imprv	Total	Cap Val																	
2021	\$0	\$382,390	\$382,390	\$382,390																	
2020	\$0	\$360,745	\$360,745	\$360,745																	
2019	\$0	\$350,238	\$350,238	\$350,238																	

Sales Data <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>01/31/2017</td> <td>7662</td> <td>928</td> <td>\$750,000</td> <td>LI</td> <td></td> </tr> <tr> <td>08/14/2007</td> <td>6205</td> <td>689</td> <td>\$852,200</td> <td>LI</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/31/2017	7662	928	\$750,000	LI		08/14/2007	6205	689	\$852,200	LI		2021 Certified Roll Exemptions None <hr/> Legal Description UNIT 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #11 OR 7662 P 928 <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)														
01/31/2017	7662	928	\$750,000	LI															
08/14/2007	6205	689	\$852,200	LI															

Parcel Information [Launch Interactive Map](#)

Section Map Id:
PB008-2

Approx. Acreage:
3.3105


Zoned:
HDR/C-PB

Evacuation & Flood Information
[Open Report](#)

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

Buildings
Address: 18 VIA DELUNA 1703, Year Built: 2008, Effective Year: 2008, PA Building ID#: 29408
Structural Elements
DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1
EXTERIOR WALL-PRECAST PAN/CON
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-STRUCTURAL
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-1
ROOF COVER-TILE/CLAY/CEMNT
ROOF FRAMING-CONCRETE
STORY HEIGHT-10
STRUCTURAL FRAME-CONCRTE REINFRD

 Areas - 1977 Total SF

BASE AREA - 1614

LANAI - 363

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.

Last Updated:05/03/2022 (tc.59188)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048817 5/11/2022 4:19 PM
OFF REC BK: 8783 PG: 218 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2020** holder of **Tax Certificate No. 08989**, 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 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #11 OR 7662 P 928

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170035648 (1122-42)

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

BREE INVESTMENTS 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 #: 17-0035-648 CERTIFICATE #: 2020-8989

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 #: **17-0035-648**

1. The Grantee(s) of the last deed(s) of record is/are: **LEASEHOLD - BREE INVESTMENTS, LLC, A LOUISIANA LIMITED LIABILITY COMPANY**

By Virtue of Assignment of Sublease Agreement recorded 2/3/2017 in OR 7662/928

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 #: 17-0035-648

Assessed Value: \$382,390.00

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): **BEACH CLUB TOWERS HOMEOWNERS ASSOCIATIONS, 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 #: 17-0035-648

CERTIFICATE #: 2020-8989

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.

BREE INVESTMENTS, LLC
PO BOX 80888
LAFAYETTE, LA 70598

BREE INVESTMENTS, LLC
18 VIA DELUNA 1703
PENSACOLA BEACH, FL 32561

BEACH CLUB TOWERS
HOMEOWNERS ASSOCIATION, INC.
18 VIA DE LUNA DRIVE
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 #:17-0035-648

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS &
STORAGE AREA #11 OR 7662 P 928**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0035-648(1122-42)

**Recorded in Public Records 2/3/2017 3:33 PM OR Book 7662 Page 928,
Instrument #2017008416, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$5,250.00**

This Instrument Prepared By:
Kimberly M. Biggs
Gulf Coast Title Agency, LLC
2803 E Cervantes St, Ste A
Pensacola, FL 32503
(850) 202-6938
File # 17-008

Property ID # 282S26-1129-173-010

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ASSIGNMENT OF SUBLEASE AGREEMENT

David F. Rosner and Martha M. Rosner, husband and wife, and Kenneth J. Fish, an unmarried man, hereinafter collectively called "Assignor" (which word shall be construed in the plural where the context requires), the present owner and holder of the subleasehold interest of lessee in that subleasehold estate created by and described in that certain Corporate Assignment of Lease between American Fidelity Life Insurance Company ("Assignor"), and Beach Club Development, Inc., a Florida corporation ("Assignee"), dated October 15, 2003, and recorded in Official Records Book 5269, at Page 1600, of the public records of Escambia County, Florida, (the "Lease"), which is an assignment of the leasehold estate created by and described in those certain lease agreements between SANTA ROSA ISLAND AUTHORITY, as an Agency of Escambia County, Florida, as lessor, to JOSEPH A. TOMBRELLO and FRANCES TOMBRELLO, as lessee, dated October 28, 1949, and recorded in Deed Book 314, page 12, as amended from time to time, including that certain Restated and Amended Lease Agreement dated October 9, 1985, between SANTA ROSA ISLAND AUTHORITY, as an Agency of Escambia County, Florida, as lessor, and BRANNEN DEVELOPMENT OF FLORIDA, INC., a Florida corporation, as lessee, and recorded in Official Record Book 2130, Page 840, all of the public records of Escambia County, Florida, together with that certain Sublease Agreement recorded in Official Record Book 6205, Page 689, all of the public records of Escambia County, Florida, the same being hereinafter referred to as the "Sublease," covering the following described real property in Escambia County, Florida:

Condominium Parcel: **Unit 1703, Beach Club Towers**, a Condominium (the "Condominium"), according to the Declaration of Condominium of Beach Club Towers, a Condominium, recorded in Official Records Book 6179, Page 1411, of the Public Records of Escambia County, Florida, as modified and amended from time to time, (herein "Declaration of Condominium"), which Condominium has been established upon a portion of the leasehold estate created by and described in that certain Corporate Assignment of Lease between American Fidelity Life Insurance Company ("Assignor"), and Beach Club Development, Inc., a Florida corporation ("Assignee"), dated October 15, 2003, and recorded in Official Records Book 5269, at Page 1600, of the public records of Escambia County, Florida, (the "Lease"), which is an assignment of the leasehold estate created by and described in those certain lease agreements between Santa Rosa Island Authority, as an Agency of Escambia County, Florida, as lessor, to Joseph A. Tombrello and Frances Tombrello, as lessee, dated October 28, 1949, and recorded in Deed Book 314, page 12, as amended from time to time, including that certain Restated and Amended Lease Agreement dated October 9, 1985, between Santa Rosa Island Authority, as an Agency of Escambia County, Florida, as lessor, and Brannen Development of Florida, Inc., a Florida corporation, as lessee, and recorded in Official Record Book 2130, Page 840, all of the Public Records of Escambia County, Florida, and hereinafter referred to as the "Lease", together with an undivided interest in and to the common elements as described in the Declaration of Condominium appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the Declaration of Condominium, and further together with:

- (1) covered parking space number(s) N/A, and
- (2) storage area number(s) 11,

as limited common elements specifically assigned by Sublessor, which parking spaces and storage areas, respectively, shall not be transferred to any other unit owner separate from ownership of the Unit identified above,

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer all of the right, title, and interest of Assignor in said Sublease and demised premises, and all the improvements thereon, and all interest hereafter acquired in said subleasehold estate to **Bree Investments, LLC, a Louisiana limited liability company**, hereinafter called "Assignee" (but which word shall be construed in the plural when the context requires), and its heirs, agents, and assigns, forever, of Assignee, whose mailing address is **PO Box 80888, Lafayette, Louisiana 70598**, subject to any and all ad valorem taxes, if any, zoning, restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions and all other matters of record or on the Plat, if there is a recorded Plat, the Declaration of Condominium described above affecting the property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any other matters arising subsequent to the date hereof.

The subject property does not constitute the homestead of the Assignor, nor does it adjoin the homestead of Assignor. No member of Assignor's family resides thereon.

By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Sublease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above subleasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy and enjoy said subleasehold estate; that the Assignor shall make such further assurances to perfect the subleasehold estate in said property and every part thereof; and that Assignor will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Assignor has hereunto set Assignor's hands and seals the 31st day of January, 2017.

Signed, sealed and delivered in the presence of:

Rhonda M Jones
Name: Rhonda M Jones
Catherine Running
Name: Catherine Running

David F Rosner
David F. Rosner
Martha M Rosner
Martha M. Rosner
18547 Rosner Drive, Carthage, New York 13619

STATE OF NEW YORK
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 27th day of January, 2017, by David F. Rosner and Martha M. Rosner, who did not take an oath and who:

is personally known to me.
 produced current NY driver's license as identification.

Lori Borland
Notary Public
Lori Borland
Name of Notary Printed
My Commission Expires: 6/30/19
Commission Number: 478554Z

LORI BORLAND
NOTARY PUBLIC, STATE OF NEW YORK
NO. 478554Z
QUALIFIED IN JEFFERSON COUNTY
COMMISSION EXPIRES 6/30/19

BK: 7662 PG: 930 Last Page

IN WITNESS WHEREOF, Assignor has hereunto set Assignor's hands and seals the 31st day of January, 2017.

Signed, sealed and delivered in the presence of:

Rhonda M Jones
Name: Rhonda M Jones
Catherine Runberg
Name: Catherine Runberg

[Signature]
Kenneth J. Fish

10664 Old State Road, Carthage, New York 13619

STATE OF NEW YORK
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 27th day of January, 2017, by Kenneth J. Fish, who did not take an oath and who:

is/are personally known to me.
 produced current NYS driver's license as identification.
 produced _____ as identification.

[Signature]
Notary Public
Lori Borland
Name of Notary Printed
My Commission Expires: 6/30/19
Commission Number: 4785542

LORI BORLAND
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4785542
QUALIFIED IN JEFFERSON COUNTY
COMMISSION EXPIRES 6/30/19

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 08989 of 2020

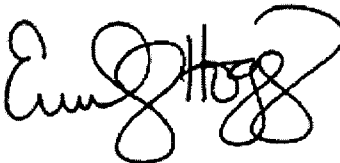
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 22, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BREE INVESTMENTS LLC PO BOX 80888 LAFAYETTE, LA 70598	BEACH CLUB TOWERS HOMEOWNERS ASSOCIATION, INC. 18 VIA DE LUNA DRIVE PENSACOLA BEACH, FL 32561
BREE INVESTMENTS, LLC 18 VIA DELUNA 1703 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 – 2020** holder of **Tax Certificate No. 08989**, 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 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #11 OR 7662 P 928

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170035648 (1122-42)

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

BREE INVESTMENTS 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

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 – 2020** holder of **Tax Certificate No. 08989**, 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 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AREA #11 OR 7662 P 928

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170035648 (1122-42)

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

BREE INVESTMENTS 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.

Post Property:

18 VIA DELUNA 1703 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

1122-42

Document Number: ECSO22CIV032346NON

Agency Number: 22-009533

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08989 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BREE INVESTMENTS 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 8:13 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

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Post Property:

18 VIA DELUNA 1703 32561



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2022 SEP 23 PM 2:50

RECEIVED

BREE INVESTMENTS LLC [1122-42]
PO BOX 80888
LAFAYETTE, LA 70598

9171 9690 0935 0128 2221 52

BEACH CLUB TOWERS
HOMEOWNERS ASSOCIATION, INC.
[1122-42]
18 VIA DE LUNA DRIVE
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2221 45

BREE INVESTMENTS, LLC [1122-42]
18 VIA DELUNA 1703
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2221 38

SANTA ROSA ISLAND AUTHORITY
[1122-42]
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2221 21

*Contact -
owner*

Pam Childers

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

CLERK OF CIRCUIT COURT
OFFICIAL RECORDS
FILED
2022 SEP 30 AM 10:13
PENSACOLA COUNTY, FL

CERTIFIED MAIL



9171 9690 0935 0128 2221 38

FL 325

2 PM



quadrant

FIRST-CLASS MAIL
IMI

\$006.57

09/23/2022 ZIP 32502
043M31219251

US POSTAGE

JH

BREE INVESTMENTS, LLC [1122-42]
18 VIA DELUNA 1703
PENSACOLA BEACH, FL 32561

NIXIE

322 FE 1

0009/27/22

NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

U-TF
32561 02583335

BC: 32502583335

*2638-05388-23-36

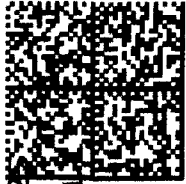
VERIFIED MAIL



Pam Childers
Clerk of the Circuit Court & Comptroller

Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502-5843

9171 9690 0935 0128 2221-52



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

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2022 OCT 31 A 11:48
PENSACOLA COUNTY, FL

✓

BREE INVESTMENTS LLC [1122-42]
PO BOX 80888
LAFAYETTE, LA 70598

NIXIE 708 DE 1

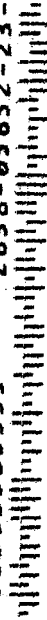
0010/25/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
~~73558~~ 999988

BC: 3250258335

*2638-05652-23-36





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com facebook.com/ECTaxCollector twitter.com/escambiatc



SCAN TO PAY ONLINE

2022 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
17-0035-648	B		2825261129173010

BREE INVESTMENTS LLC
PO BOX 80888
LAFAYETTE, LA 70598

PROPERTY ADDRESS:
18 VIA DELUNA 1703

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

20 | 8989

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	420,629	0	420,629	2,783.09
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	439,749	0	439,749	862.79
BY STATE LAW	3.3120	439,749	0	439,749	1,456.45
WATER MANAGEMENT	0.0261	420,629	0	420,629	10.98
M.S.T.U. LIBRARY	0.3590	420,629	0	420,629	151.01
ESCAMBIA CHILDRENS TRUST	0.4365	420,629	0	420,629	183.60
TOTAL MILLAGE	12.7121			AD VALOREM TAXES	\$5,447.92

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
UNIT 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS & STORAGE AR See Additional Legal on Tax Roll	BB BEACH FIRE 201.38
	BZ BEACH MSBU 212.12
	NON-AD VALOREM ASSESSMENTS \$413.50

Pay online at EscambiaTaxCollector.com

COMBINED TAXES AND ASSESSMENTS \$5,861.42

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

If Paid By	Nov 30, 2022	Dec 31, 2022	Jan 31, 2023	Feb 28, 2023	Mar 31, 2023
Please Pay	5,626.96	5,685.58	5,744.19	5,802.81	5,861.42

RETAIN FOR YOUR RECORDS

2022 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT
Make checks payable to:

Scott Lunsford
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2022
	5,626.96
AMOUNT IF PAID BY	Dec 31, 2022
	5,685.58
AMOUNT IF PAID BY	Jan 31, 2023
	5,744.19
AMOUNT IF PAID BY	Feb 28, 2023
	5,802.81
AMOUNT IF PAID BY	Mar 31, 2023
	5,861.42

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
17-0035-648
PROPERTY ADDRESS
18 VIA DELUNA 1703

BREE INVESTMENTS LLC
PO BOX 80888
LAFAYETTE, LA 70598

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

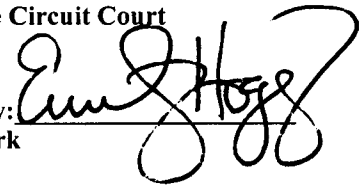
COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 170035648 Certificate Number: 008989 of 2020

Payor: BREE INVESTMENTS LLC 118 EGRET RD YOUNGVILLE LA 70592 Date 10/27/2022

Clerk's Check #	1	Clerk's Total	\$503.88
Tax Collector Check #	1	Tax Collector's Total	\$25,909.26
		Postage	\$24.72
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$26,454.86

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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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 008989
Redeemed Date 10/27/2022

Name BREE INVESTMENTS LLC 118 EGRET RD YOUNGSVILLE LA 70592

Clerk's Total = TAXDEED	\$503.88
Due Tax Collector = TAXDEED	\$25,909.26
Postage = TD2	\$24.72
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 170035648 Certificate Number: 008989 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="10/27/2022"/>
Months	7	6
Tax Collector	<input type="text" value="\$23,441.64"/>	<input type="text" value="\$23,441.64"/>
Tax Collector Interest	\$2,461.37	\$2,109.75
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$25,909.26	<input type="text" value="\$25,557.64"/> <i>JC</i>
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"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$24.72"/>	<input type="text" value="\$24.72"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$26,454.86	\$26,096.40
	Repayment Overpayment Refund Amount	<input type="text" value="\$358.46 + 80 = \$438.46"/>
Book/Page	<input type="text" value="8783"/>	<input type="text" value="218"/> <i>redeemer</i>

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 218, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08989, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 170035648 (1122-42)

DESCRIPTION OF PROPERTY:

**UNIT 1703 BEACH CLUB TOWERS CONDO ALSO 1/92% INT IN COMMON ELEMENTS &
STORAGE AREA #11 OR 7662 P 928**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: BREE INVESTMENTS LLC

Dated this 27th 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 08989

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 09:18:45 -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 09:52:10 -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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The assessment of the said property under the said certificate issued was in the name of BREE INVESTMENTS 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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 17, 2024

Bree Investments LLC
118 Egret Rd
Youngsville LA 70592

To Whom it May Concern,

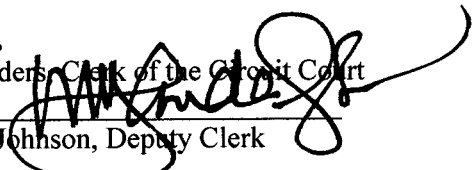
Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at taxdeeds@escambiaclerk.com.

Tax Deed case #:	Payable to:	Check #	Amount:
2020 TD 08989	Bree Investments LLC	900034488	\$438.46

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,

Pam Childers, Clerk of the Circuit Court

By: 
Mylinda Johnson, Deputy Clerk