

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300185

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2021

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
02-2866-128	2021/711	06-01-2021	LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

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 - 2021

PO BOX 645040

CINCINNATI, OH 45264-5040

04-19-2023
Application Date

Applicant's signature

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/02/2023</u>	

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.



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

0823.51

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	RAMIREZ SUSAN LIFE EST YATES JOSHUA 8476 MELIACEAE DR PENSACOLA, FL 32502 8476 MELIACEAE DR 02-2866-128 LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127	Certificate #	2021 / 711
		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)
# 2021/711	06/01/2021	3,122.30	156.12	3,278.42
→ Part 2: Total*				3,278.42

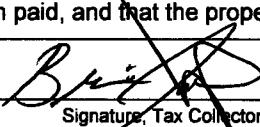
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/790	06/01/2022	3,498.80	6.25	174.94	3,679.99
Part 3: Total*					3,679.99

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)	6,958.41
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,607.61
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)	10,941.02

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 April 26th, 2023
---	--

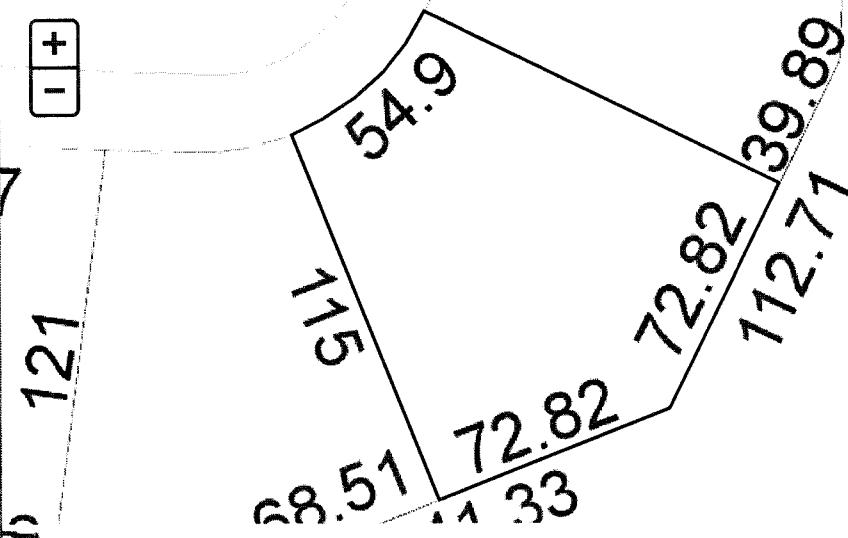
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Section
Map Id:
20-1S-30-1

Approx.
Acreage:
0.2707

Zoned:
HDMU

Evacuation
& Flood
Information
[Open Report](#)



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

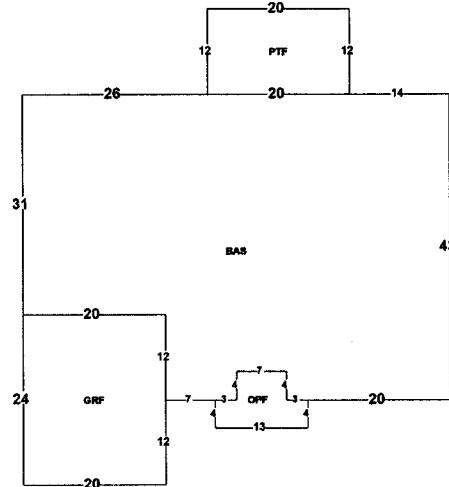
Buildings

Address: 8476 MELIACEAE DR, Year Built: 2002, Effective Year: 2002, PA Building ID#: 52375

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 3112 Total SF
BASE AREA - 2312
GARAGE FIN - 480
OPEN PORCH FIN - 80
PATIO FINISHED - 240



Images



7/22/2015 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.



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ [Nav. Mode](#) [Account](#) [Parcel ID](#) ▶
[Printer Friendly Version](#)

General Information					Assessments				
Parcel ID: 201S301200640001					Year Land Imprv Total Cap Val				
Account: 022866128					2022	\$23,000	\$245,217	\$268,217	\$234,866
Owners: RAMIREZ SUSAN LIFE EST YATES JOSHUA					2021	\$23,000	\$195,344	\$218,344	\$213,515
Mail: 8476 MELIACEAE DR PENSACOLA, FL 32502					2020	\$23,000	\$171,105	\$194,105	\$194,105
Situs: 8476 MELIACEAE DR 32514					Disclaimer				
Use Code: SINGLE FAMILY RESID					Tax Estimator				
Taxing Authority: COUNTY MSTU					File for New Homestead Exemption Online				
Tax Inquiry: Open Tax Inquiry Window									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector									
Sales Data					2022 Certified Roll Exemptions				
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	1127	\$100	TR					
07/03/2019	8124	705	\$100	TR					
12/06/2012	6947	1885	\$100	TR					
02/23/2012	6822	1648	\$100	OT					
06/26/2009	6493	1285	\$100	WD					
12/2005	5795	622	\$249,000	WD					
12/2002	5025	317	\$155,800	WD					
12/2001	4828	540	\$251,700	WD					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller									
Parcel Information					Launch Interactive Map				

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036938 5/9/2023 3:29 PM
OFF REC BK: 8974 PG: 1531 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2021** holder of Tax Certificate No. **00711**, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the **2nd day of August 2023**.

Dated this 5th day of May 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 CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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 Sanchez
Name: Miguel

Jackson C. Yates

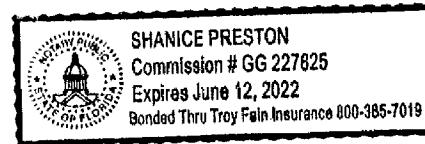
Address: 3122 Cabot Drive
Tallahassee, Florida 32312

Desiree Rhodes
Name: Desiree

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 FLA (type of identification) as identification.

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



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 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:*

Name: Kent Johnson

Name: Deonay 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.

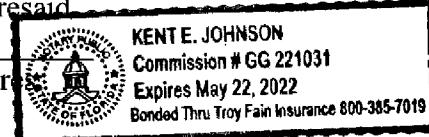
Kent E. Johnson
Name: KENT E. JOHNSON

NOTARY PUBLIC

State and County Aforesaid

Commission No. _____

My Commission Expir



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: Deanna Johnson

Rebecca Yates

**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 23rd 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.

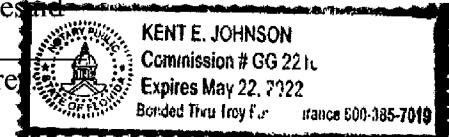
Name: KENT E. JOHNSON

NOTARY PUBLIC

State and County Aforeaid

Commission No. _____

My Commission Expires _____



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.

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

Andree Carpenter

Witness: Andree Carpenter

CB

Witness: Collin Barber

AWW

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.

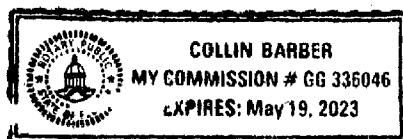
P.O. Box 1248, Santa Rosa Beach, FL 32459

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.

AWW

Notary Public, State of Florida

Records of Escambia County, Florida, being a fee simple interest in and to the following described property, to wit:

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.

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 705, of the Public Records of Escambia County, Florida.

The Escambia County Property Appraiser's Reference Number is: 201S301200640001.

The Escambia County Property Appraiser's Account Number is: 022866128.

6. 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.

7. 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 fee simple interest 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.

8. 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.

9. 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,

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 AS TO LIFE ESTATE INTEREST

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

*Susan Ramirez, shall receive a life Estate interest only in the following described real property as described in paragraph 4 herein below.

3. IDENTIFICATION OF GRANTEE AS TO VESTED REMAINDER IN FEE SIMPLE

Vested Remainder Grantee's name and address is: ****Joshua Yates** 8476 Meliaceae Drive
Pensacola, FL 32502

**Joshua Yates, shall receive a vested remainder fee simple interest in the following described real property as described in paragraph 4 herein below, subject only to the life estate interest of Susan Ramirez as identified in paragraph 2 herein above.

4. 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.

5. 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 705, of the Public

PROPERTY INFORMATION REPORT

May 30, 2023
Tax Account #:02-2866-128

LEGAL DESCRIPTION
EXHIBIT "A"

**LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P
1127**

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-2866-128(0823-51)

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: AUG 2, 2023

TAX ACCOUNT #: 02-2866-128

CERTIFICATE #: 2021-711

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2022 tax year.

SUSAN RAMIREZ A/K/A SUSAN C. RAMIREZ
F/K/A SUSAN E. CLEAVELAND
A/K/A SUSAN EDWENA CLEAVELAND
A/K/A SUSAN E. CLEVELAND
AND JOSHUA YATES
8476 MELIACEAE DR
PENSACOLA, FL 32514

GRAND CEDARS RESERVE HOMEOWNERS' ASSOCIATION, INC.
7851 PINE FOREST ROAD
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 30th day of May, 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
CONTINUATION PAGE**

May 30, 2023

Tax Account #: **02-2866-128**

1. The Grantee(s) of the last deed(s) of record is/are: **SUSAN RAMIREZ, FOR A LIFE ESTATE, WITH REMAINDER TO JOSHUA YATES**

By Virtue of Trustee's Deed recorded 8/13/2019 in OR 8145/1127 , together with Quit Claim Deed recorded 9/18/2019 in OR 8167/54 and Quit Claim Deed recorded 9/18/2019 in OR 8167/57

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:

NONE FOUND OF RECORD

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 02-2866-128

Assessed Value: \$234,866

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):
GRAND CEDARS RESERVE HOMEOWNERS' 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.



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 #: 02-2866-128 CERTIFICATE #: 2021-711

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: May 26, 2003 to and including May 26, 2023 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: May 30, 2023

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 August 2, 2023, 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 – 2021** holder of Tax Certificate No. 00711, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the **2nd day of August 2023**.

Dated this 9th day of June 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.

Personal Services:

JOSHUA YATES
8476 MELIACEAE DR
PENSACOLA, FL 32502

PAM CHILLERS
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 August 2, 2023, 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 – 2021** holder of **Tax Certificate No. 00711**, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the **2nd day of August 2023**.

Dated this 9th day of June 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.

Personal Services:

SUSAN RAMIREZ LIFE EST
8476 MELIACEAE DR
PENSACOLA, FL 32502

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 August 2, 2023, 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 – 2021** holder of **Tax Certificate No. 00711**, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the 2nd day of August 2023.**

Dated this 9th day of June 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.

Post Property:

8476 MELIACEAE DR 32514



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 August 2, 2023, 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 – 2021** holder of **Tax Certificate No. 00711**, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the **2nd day of August 2023**.

Dated this 9th day of June 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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 00711 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 15, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

SUSAN RAMIREZ LIFE EST JOSHUA YATES
8476 MELIACEAE DR 8476 MELIACEAE DR
PENSACOLA, FL 32502 PENSACOLA, FL 32502

GRAND CEDARS RESERVE HOMEOWNERS' ASSOCIATION, INC.
7851 PINE FOREST ROAD
PENSACOLA, FL 32526

WITNESS my official seal this 15th day of June 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

SUSAN RAMIREZ LIFE EST [0823-51]
8476 MELIACEAE DR
PENSACOLA, FL 32502

JOSHUA YATES [0823-51]
8476 MELIACEAE DR
PENSACOLA, FL 32502

9171 9690 0935 0128 0111 38

9171 9690 0935 0128 0111 21

GRAND CEDARS RESERVE
HOMEOWNERS' ASSOCIATION, INC.
[0823-51]
7851 PINE FOREST ROAD
PENSACOLA, FL 32526

9171 9690 0935 0128 0111 14

CONTACT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-51

Document Number: ECSO23CIV021530NON

Agency Number: 23-007291

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00711 2021

Attorney/Agent:

PAM CHILDERS

CLERK OF COURT

TAX DEED

Plaintiff: RE: SUSAN RAMIREZ LIFE EST AND JOSHUA YATES

Defendant:

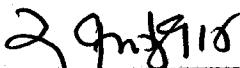
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 6/16/2023 at 9:15 AM and served same on JOSHUA YATES , in ESCAMBIA COUNTY, FLORIDA, at 8:25 AM on 6/20/2023 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: SUSAN RAMIREZ, MOTHER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

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 August 2, 2023, 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 – 2021 holder of Tax Certificate No. 00711, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the 2nd day of August 2023.

Dated this 9th day of June 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.

Personal Services:

JOSHUA YATES
8476 MELIACEAE DR
PENSACOLA, FL 32502

PAM CHILDEERS
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

0823-51

Document Number: ECSO23CIV021523NON

Agency Number: 23-007290

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00711 2021

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SUSAN RAMIREZ LIFE EST AND JOSHUA YATES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 6/16/2023 at 9:15 AM and served same on SUSAN RAMIREZ LIFE EST , at 8:25 AM on 6/20/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

29n1918

F. ANTHONY, CPS

Service Fee: \$40.00
Receipt No: BILL

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 August 2, 2023,
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 – 2021 holder of Tax Certificate No. 00711, 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:

**LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145aP
1127**

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the 2nd day of August 2023.

Dated this 9th day of June 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.

Personal Services:

**SUSAN RAMIREZ LIFE EST
8476 MELIACEAE DR
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

0823-51

Document Number: ECSO23CIV021517NON

Agency Number: 23-007289

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00711 2021

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SUSAN RAMIREZ LIFE EST AND JOSHUA YATES

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/16/2023 at 9:15 AM and served same at 8:25 AM on 6/20/2023 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:

29n810

TJANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

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 August 2, 2023, 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 – 2021** holder of Tax Certificate No. 00711, 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the **2nd day of August 2023**.

Dated this 9th day of June 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.

Post Property:

8476 MELIACEAE DR 32514



PAM CHILDERS

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

By:
Emily Hogg
Deputy Clerk

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: 022866128 Certificate Number: 000711 of 2021

Payor: SEAN RAMIREZ 8476 MELIACEAE DR PENSACOLA, FL 32502 Date 7/19/2023

Clerk's Check #	1767574	Clerk's Total	\$483.56	\$11,916.14
Tax Collector Check #	1	Tax Collector's Total	\$11,603.73	
		Postage	\$20.64	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$12,124.73	
				\$11,953.78

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers", is written over a large, stylized, handwritten signature that looks like "Eunice D. Childers".

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

Case # 2021 TD 000711

Redeemed Date 7/19/2023

Name SEAN RAMIREZ 8476 MELIACEAE DR PENSACOLA, FL 32502

Clerk's Total = TAXDEED	\$483.36	\$11,916.14
Due Tax Collector = TAXDEED	\$11,603.73	
Postage = TD2	\$20.64	
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 CHILDESS
CLERK OF THE CIRCUIT COURT
ESCAMBLIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 022866128 Certificate Number: 000711 of 2021

Redemption No Application Date 4/19/2023 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 8/2/2023	Redemption Date 7/19/2023
Months	4	3
Tax Collector	\$10,941.02	\$10,941.02
Tax Collector Interest	\$656.46	\$492.35
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$11,603.73	\$11,439.62 <i>TC</i>
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$119.00	\$119.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$27.36	\$20.52
Total Clerk	\$483.36	\$476.52 <i>CH</i>
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$20.64	\$20.64
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$12,124.73	\$11,953.78
	Repayment Overpayment Refund Amount	\$170.95
Book/Page	8974	1531

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023057953 7/19/2023 3:02 PM
OFF REC BK: 9011 PG: 563 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 8974, Page 1531, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00711, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **022866128 (0823-51)**

DESCRIPTION OF PROPERTY:

**LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P
1127**

SECTION 20, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: SUSAN RAMIREZ LIFE EST and JOSHUA YATES

Dated this 19th day of July 2023.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN. That KEYS FUNDING LLC - 2021 holder of Tax Certificate No 00711 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:

LOT 64 BLK A GRAND CEDARS RESERVE PB 17 P 13 OR 6947 P 1885 OR 8124 P 705 OR 8145 P 1127

SECTION 20 TOWNSHIP 1 S RANGE 30 W
TAX ACCOUNT NUMBER 022866128 (0823-51)

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

SUSAN RAMIREZ LIFE EST and JOSHUA YATES

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 August, which is the 2nd day of August 2023.

Dated this 15th day of June 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

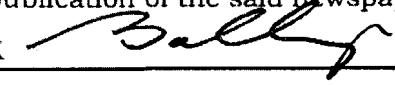
By
Emily Hogg
Deputy Clerk

4WR6/28/7/19TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2021-TD-00711** in the Escambia County Court was published in said newspaper in and was printed and released on June 28, 2023; July 5, 2023; July 12, 2023; and July 19, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X


MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2023, by MALCOLM BALLINGER, who is personally known to me.

X


, NOTARY PUBLIC



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