

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300220

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 6021
US BANK CF KEYS FUNDING LLC - 6021
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
09-0813-000	2021/3657	06-01-2021	BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N 62 DEG 5 MIN 10 SEC W ALG R/W LI 3966 22/100 FT S 16 DEG 35 MIN W 656 7/100 FT FOR POB CONT SAME LI 195 5/100 FT N 68 DEG 39 MIN W 185 92/100 FT S 5 DEG 56 MIN 30 SEC W 610 95/100 FT S 78 DEG 59 MIN 30 SEC W 142 FT N 0 DEG 0 MIN 7 SEC E 900 48/100 FT S 71 DEG 15 MIN E 455 60/100 FT TO POB OR 6606 P 1103 OR 7507 P 611

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 - 6021
US BANK CF KEYS FUNDING LLC - 6021
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.	111,813.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/02/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N 62 DEG 5 MIN 10 SEC W ALG R/W LI 3966 22/100 FT S 16 DEG 35 MIN W 656 7/100 FT FOR POB CONT SAME LI 195 5/100 FT N 68 DEG 39 MIN W 185 92/100 FT S 5 DEG 56 MIN 30 SEC W 610 95/100 FT S 78 DEG 59 MIN 30 SEC W 142 FT N 0 DEG 0 MIN 7 SEC E 900 48/100 FT S 71 DEG 15 MIN E 455 60/100 FT TO POB OR 6606 P 1103 OR 7507 P 611



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

0823.70

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 19, 2023
Property description	YATES ANNIE B & YATES BRAXTON H III 8021 QUIET DR PENSACOLA, FL 32526 8021 QUIET DR 09-0813-000 BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N 62 DEG 5 MI (Full legal attached.)	Certificate #	2021 / 3657
		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)
# 2021/3657	06/01/2021	2,362.43	118.12	2,480.55
→ Part 2: Total*				2,480.55

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)
# 2022/3930	06/01/2022	2,414.03	6.25	120.70	2,540.98
Part 3: Total*					2,540.98

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)	5,021.53
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,243.75
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	7,640.28

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 26th, 2023

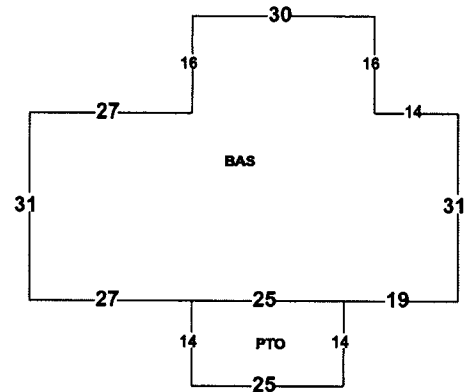
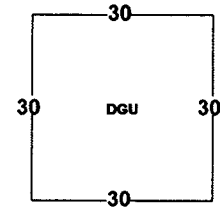
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2


Buildings

Address: 8021 QUIET DR, Year Built: 1985, Effective Year: 1985, PA Building ID#: 95595

Structural Elements

DECOR/MILLWORK-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-6
NO. STORIES-1
ROOF COVER-ENAMEL METAL
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 3931 Total SF

BASE AREA - 2681

DET GARAGE UNF - 900

PATIO - 350

Images



9/12/2022 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/27/2023 (tc.6285)



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: 1715312401000000 Account: 090813000 Owners: YATES ANNIE B & YATES BRAXTON H III Mail: 8021 QUIET DR PENSACOLA, FL 32526 Situs: 8021 QUIET DR 32526 Use Code: SINGLE FAMILY RESID 🔍 Taxing Authority: COUNTY MSTU 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>2022</td> <td>\$83,916</td> <td>\$262,125</td> <td>\$346,041</td> <td>\$223,626</td> </tr> <tr> <td>2021</td> <td>\$83,916</td> <td>\$213,889</td> <td>\$297,805</td> <td>\$217,113</td> </tr> <tr> <td>2020</td> <td>\$83,916</td> <td>\$190,264</td> <td>\$274,180</td> <td>\$214,116</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2022	\$83,916	\$262,125	\$346,041	\$223,626	2021	\$83,916	\$213,889	\$297,805	\$217,113	2020	\$83,916	\$190,264	\$274,180	\$214,116
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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>04/14/2016</td> <td>7507</td> <td>611</td> <td>\$100</td> <td>QC</td> <td>📄</td> </tr> <tr> <td>06/23/2010</td> <td>6606</td> <td>1103</td> <td>\$100</td> <td>QC</td> <td>📄</td> </tr> <tr> <td>02/1994</td> <td>3869</td> <td>8</td> <td>\$24,000</td> <td>QC</td> <td>📄</td> </tr> <tr> <td>12/1988</td> <td>2652</td> <td>580</td> <td>\$100</td> <td>WD</td> <td>📄</td> </tr> <tr> <td>02/1983</td> <td>1731</td> <td>500</td> <td>\$20,700</td> <td>WD</td> <td>📄</td> </tr> <tr> <td>03/1982</td> <td>1623</td> <td>566</td> <td>\$100</td> <td>QC</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)	04/14/2016	7507	611	\$100	QC	📄	06/23/2010	6606	1103	\$100	QC	📄	02/1994	3869	8	\$24,000	QC	📄	12/1988	2652	580	\$100	WD	📄	02/1983	1731	500	\$20,700	WD	📄	03/1982	1623	566	\$100	QC	📄	2022 Certified Roll Exemptions HOMESTEAD EXEMPTION, SENIOR EXEMPTION Legal Description 🔍 BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N 62 DEG 5 MIN 10 SEC W ALG... Extra Features FRAME GARAGE OPEN PORCH POLE BARN POOL UTILITY BLDG
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03/1982	1623	566	\$100	QC	📄																																						

Parcel Information Section Map Id: 17-1S-31 Approx. Acreage: 4.3255 Zoned: 🔍 MDR Evacuation & Flood Information Open Report	
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[Launch Interactive Map](#)

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 03657**, 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:

BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N 62 DEG 5 MIN 10 SEC W ALG R/W LI 3966 22/100 FT S 16 DEG 35 MIN W 656 7/100 FT FOR POB CONT SAME LI 195 5/100 FT N 68 DEG 39 MIN W 185 92/100 FT S 5 DEG 56 MIN 30 SEC W 610 95/100 FT S 78 DEG 59 MIN 30 SEC W 142 FT N 0 DEG 0 MIN 7 SEC E 900 48/100 FT S 71 DEG 15 MIN E 455 60/100 FT TO POB OR 6606 P 1103 OR 7507 P 611

SECTION 17, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090813000 (0823-70)

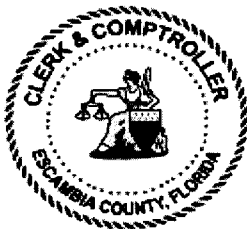
The assessment of the said property under the said certificate issued was in the name of

ANNIE B YATES and BRAXTON H YATES III

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 CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Commencing at the Southeast corner of Section 17, Township 1 South, Range 31 West, Escambia County, Florida; thence run North along the East line of said Section 17 for 1615.14 feet to the Southerly right of way line of State Road No. 10-A (66' R/W); thence run North 62 degrees 05 minutes 10 seconds West along said right of way line for 3966.22 feet; thence run South 16 degrees 35 minutes West for 656.07 feet to the Point of Beginning; thence continue along the same line for 195.05 feet; thence run North 68 degrees 39 minutes West for 185.92 feet; thence run South 05 degrees 56 minutes 30 seconds West for 610.95 feet; thence run South 78 degrees 59 minutes 30 seconds West for 142.00 feet; thence run North 00 degrees 00 minutes 07 seconds East for 900.48 feet; thence run South 71 degrees 15 minutes East for 455.60 feet to the Point of Beginning, containing 4.44 acres, more or less;

Together with a non-exclusive easement for ingress and egress, over a twenty-five foot wide driveway described as follows:

Commencing at the Southeast corner of Section 17, Township 1 South, Range 31 West, thence run North along the East line of Section 17 for 1615.14 feet to the Southerly right of way line of State Road 10-A (66' R/W); thence run North 62 degrees 05 minutes 10 seconds West along said right of way for 3940.72 feet to the Point of Beginning; thence continue North 62 degrees 05 minutes 10 seconds West for 25.50 feet; thence run South 16 degrees 35 minutes West for 851.70 feet; thence run South 68 degrees 39 minutes East for 25.08 feet; thence run North 16 degrees 35 minutes East for 848.79 feet to the Point of Beginning.

Prepared by:
Mary Ann Patti, LLC
2005 W. Garden Street
Pensacola, Florida 32502
**WITHOUT BENEFIT OF TITLE SEARCH
AND AT THE REQUEST OF AND INFORMATION
PROVIDED BY THE PARTIES HERETO**

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 14 day of April, 2016, by **ANNIE B. YATES**, a single woman, whose address is 8021 Quiet Drive, Pensacola, Florida 32526, hereinafter referred to as "First Party" to **ANNIE B. YATES**, a single woman, whose address is 8021 Quiet Drive, Pensacola, Florida 32526 and **BRAXTON H. YATES, III**, a single man, whose address is 8021 Quiet Drive, Pensacola, Florida 32526, hereinafter referred to as "Second Party".

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the First Party, for and in consideration of the sum of \$10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-Claim unto the Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

SEE ATTACHED EXHIBIT A.

Address: 8021 Quiet Drive, Pensacola, Escambia County, Florida formerly known as 7907-A West Mobile Highway, Pensacola, Florida

Parcel Identification Number: 171S31-2401-000-000

Subject to Easements, Restictions and Reservations of Record if any.

The first party, **ANNIE B. YATES**, reserves no rights or exceptions unto herself and conveys a fee simple estate to the second party, **ANNIE B. YATES and BRAXTON H. YATES, III** in the above described property.

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 first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

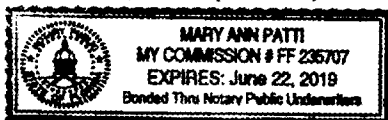
Signed, sealed and delivered in the presence of:

1. Holly Tate
Witness Print Name: Holly Tate
2. Ashley Ludwig
Witness Print Name: Ashley Ludwig

Annie B. Yates
ANNIE B. YATES

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 14th day of April, 2016, by **ANNIE B. YATES**, who is personally known to me and who did take an oath.



(SEAL)

Mary Ann Patti
Notary Public
Print
Name: Mary Ann Patti
My Commission Expires: 6-22-2019

Parcel ID No.: 171S31-2401-000-000

Subject to Easements, Restrictions and Reservations of Record if any.

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity and claim whatsoever the First Party may have, either in law or equity, for the proper use, benefit and behalf of the Second Party forever.

This instrument prepared without Title Search or Title Insurance at the request of the grantor and grantee.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Wesley H. Beatty
Witness Name: WESLEY K. BEATTY
Summers Jarrett
Witness Name: SUMMERS JARRETT

Braxton H. Yates
Braxton H. Yates a/k/a
Braxton H. Yates, Jr.

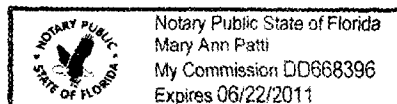
State of Florida

County of Escambia

The foregoing instrument was acknowledged by me this 23rd day of June, 2010 by Braxton H. Yates a/k/a Braxton H. Yates, Jr. who is personally known by me and who did take an oath.

Mary Ann Patti (SEAL)
Notary Public
State of

My Commission Expires:



Prepared by & Return To:
Mary Ann Patti, Esquire
2005 West Garden Street
Pensacola, Florida 32502
Florida Bar #0037087

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is executed this 23rd day of June, 2010 by Braxton H. Yates, a/k/a Braxton H. Yates, Jr. a single man, hereinafter referred to as "First Party", whose address is 8021 Quiet Drive, Pensacola, Florida 32526, to Annie B. Yates, a single woman, hereinafter referred to as "Second Party", whose address is 1012 Revere Drive, Pensacola, Florida 32505.

WITNESSETH, that the First Party, for and in consideration of the sum of \$10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Second Party, all right, title, interest, and claim which the First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

Commencing at the Southeast corner of Section 17, Township 1 South, Range 31 West, Escambia County, Florida; thence run North along the East line of said Section 17 for 1615.14 feet to the Southerly right of way line of State Road No. 10-A (66' R/W); thence run North 62 degrees 05 minutes 10 seconds West along said right of way line for 3966.22 feet; thence run South 16 degrees 35 minutes West for 656.07 feet to the Point of Beginning; thence continue along the same line for 195.05 feet; thence run North 68 degrees 39 minutes West for 185.92 feet; thence run South 05 degrees 56 minutes 30 seconds West for 610.95 feet; thence run South 78 degrees 59 minutes 30 seconds West for 142.00 feet; thence run North 00 degrees 00 minutes 07 seconds East for 900.48 feet; thence run South 71 degrees 15 minutes East for 455.60 feet to the Point of Beginning, containing 4.44 acres, more or less;

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Property Address: 8021 Quiet Drive, Pensacola, Escambia County, Florida formerly known as 7907-A West Mobile Highway, Pensacola, Florida.

PROPERTY INFORMATION REPORT

May 26, 2023

Tax Account #:09-0813-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W)
N 62 DEG 5 MIN 10 SEC W ALG R/W LI 3966 22/100 FT S 16 DEG 35 MIN W 656 7/100 FT FOR POB
CONT SAME LI 195 5/100 FT N 68 DEG 39 MIN W 185 92/100 FT S 5 DEG 56 MIN 30 SEC W 610
95/100 FT S 78 DEG 59 MIN 30 SEC W 142 FT N 0 DEG 0 MIN 7 SEC E 900 48/100 FT S 71 DEG 15
MIN E 455 60/100 FT TO POB OR 6606 P 1103 OR 7507 P 611**

SECTION 17, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0813-000(0823-70)

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

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 #: 09-0813-000

CERTIFICATE #: 2021-3657

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2022</u> tax year.

ANNIE B YATES AND BRAXTON H YATES III
8021 QUIET DR
PENSACOLA, FL 32526

ANNIE B YATES
1012 REVERE DRIVE
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 26th 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 26, 2023

Tax Account #: **09-0813-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ANNIE B YATES AND BRAXTON H YATES III**
By Virtue of Quit Claim Deed recorded 6/24/2010 in OR 6606/1103 and Quit Claim Deed recorded 4/14/2016 in OR 7507/611
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:
Taxes for the year(s) 2020-2022 are delinquent.
Tax Account #: 09-0813-000
Assessed Value: \$223,626.00
Exemptions: HOMESTEAD AND SENIOR EXEMPTION
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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 #: 09-0813-000 CERTIFICATE #: 2021-3657

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 10, 2003 to and including May 10, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: May 26, 2023

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 03657**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 17, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090813000 (0823-70)

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

ANNIE B YATES and BRAXTON H YATES III

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:

BRAXTON H YATES III
8021 QUIET DR
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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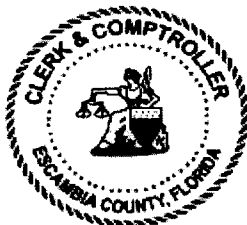
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Post Property:

8021 QUIET DR 32526



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

By:
Emily Hogg
Deputy Clerk

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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 # 03657 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:

ANNIE B YATES BRAXTON H YATES III
8021 QUIET DR 8021 QUIET DR
PENSACOLA, FL 32526 PENSACOLA, FL 32526

ANNIE B YATES
1012 REVERE DRIVE
PENSACOLA FL 32505

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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-70

Document Number: ECSO23CIV021587NON

Agency Number: 23-007307

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03657 2021

Attorney/Agent:

PAM CHILDERS

CLERK OF COURT

TAX DEED

Plaintiff: RE: ANNIE B YATES AND BRAXTON H YATES III

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 2:23 PM 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:

J. Canley 926

J. CANLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

00740

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Post Property:

8021 QUIET DR 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-70

Document Number: ECSO23CIV021584NON

Agency Number: 23-007306

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03657 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANNIE B YATES AND BRAXTON H YATES III

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 ANNIE B YATES , at 1:43 PM on 6/21/2023 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:

J. Carnley 926

J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Personal Services:

ANNIE B YATES
8021 QUIET DR
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-70

Document Number: ECSO23CIV021581NON

Agency Number: 23-007305

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03657 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ANNIE B YATES AND BRAXTON H YATES III

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 BRAXTON H YATES III , at 12:12 PM on 6/21/2023 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: _____

J. Carnley 926

J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ANNIE B YATES [0823-70]
8021 QUIET DR
PENSACOLA, FL 32526

9171 9690 0935 0128 0950 46

BRAXTON H YATES III [0823-70]
8021 QUIET DR
PENSACOLA, FL 32526

9171 9690 0935 0128 0950 39

ANNIE B YATES [0823-70]
1012 REVERE DRIVE
PENSACOLA FL 32505

9171 9690 0935 0128 0950 22

contact -
served

CERTIFIED MAIL™

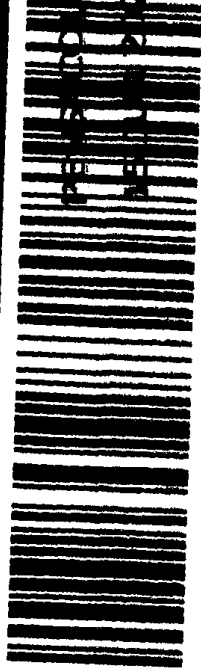
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

DEC 11 2 23 PM '23

quadrant

FIRST-CLASS MAIL

IMI

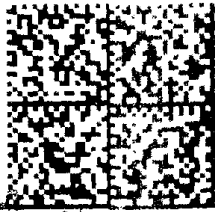
\$006.85

06/15/2023 ZIP 32502

043M31219251

9171 9690 0935 0128 0950 46

US POSTAGE



Handwritten: 10/10

ANNIE B YATES [0823-70]
8021 QUIET DR
PENSACOLA, FL 32526

NIXIE

322 DE 1

0007/10/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 3250258335

*2738-02499-15-40

325025833
92526-52832i



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

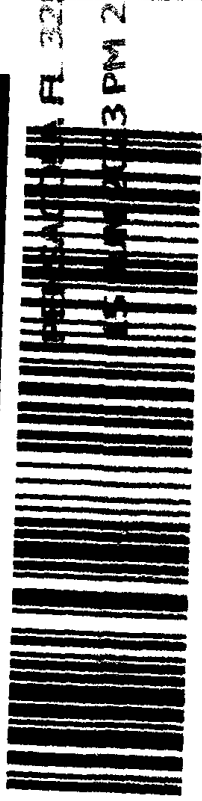
221 Palafox Place, Suite 110

Pensacola, FL 32502

BRAXTON H YATES III [0823-70]

8021 QUIET DR

PENSACOLA, FL 32526



9171 9690 0935 0128 0950 39

RECEIVED FL 325

15 JUN 2023 3 PM 2

quadrant

FIRST-CLASS MAIL

IMI

\$006.85

06/15/2023 ZIP 32502

043M31219251

US POSTAGE

Handwritten signature/initials

NIXIE

322 DE 1

0007/10/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA

BC: 32502583335

*2738-01171-15-40

325025833
3250258332

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090813000 Certificate Number: 003657 of 2021**

**Payor: RMBC HOLDINGS LLC 6706 N 9TH AVE SUITE B1 PENSACOLA FL 32504 Date
7/26/2023**

Clerk's Check #	1	Clerk's Total	\$483.36
Tax Collector Check #	1	Tax Collector's Total	\$8,104.95
		Postage	\$20.64
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,625.95

**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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 MENTAL HEALTH
 MIS
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 PROBATE
 TRAFFIC



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

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

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

Case # 2021 TD 003657

Redeemed Date 7/26/2023

Name RMBC HOLDINGS LLC 6706 N 9TH AVE SUITE B1 PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$483.36
Due Tax Collector = TAXDEED	\$8,104.95
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
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090813000 Certificate Number: 003657 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="8/2/2023"/>	Redemption Date <input type="text" value="7/26/2023"/> 
Months	4	3
Tax Collector	<input type="text" value="\$7,640.28"/>	<input type="text" value="\$7,640.28"/>
Tax Collector Interest	\$458.42	\$343.81
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$8,104.95	<input type="text" value="\$7,990.34"/> <i>TC</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	\$27.36	\$20.52
Total Clerk	\$483.36	<input type="text" value="\$476.52"/> <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="\$20.64"/>	<input type="text" value="\$20.64"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$8,625.95	\$8,504.50
	Repayment Overpayment Refund Amount	<input type="text" value="\$121.45"/> <i>redeemer</i>
Book/Page	<input type="text" value="8974"/>	<input type="text" value="1681"/>

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 1681, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03657, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 090813000 (0823-70)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N
62 DEG 5 MIN 10 SEC W ALG R/W LI 3966 22/100 FT S 16 DEG 35 MIN W 656 7/100 FT FOR POB
CONT SAME LI 195 5/100 FT N 68 DEG 39 MIN W 185 92/100 FT S 5 DEG 56 MIN 30 SEC W 610
95/100 FT S 78 DEG 59 MIN 30 SEC W 142 FT N 0 DEG 0 MIN 7 SEC E 900 48/100 FT S 71 DEG 15
MIN E 455 60/100 FT TO POB OR 6606 P 1103 OR 7507 P 611

SECTION 17, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: ANNIE B YATES and BRAXTON H YATES III

Dated this 26th 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 - 6021 holder of Tax Certificate No 03657, 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:

BEG AT SE COR OF SEC N ALG E LI OF SEC 1615 14/100 FT TO SLY R/W LI SR 10A (66 FT R/W) N 62 DEG 5 MIN 10 SEC W ALG R/W LI 3856 22/100 FT S 16 DEG 35 MIN W 655 7/100 FT FOR POB CONT SAME LI 195 5/100 FT N 68 DEG 39 MIN W 185 92/100 FT S 5 DEG 56 MIN 30 SEC W 610 95/100 FT S 78 DEG 59 MIN 30 SEC W 142 FT N 0 DEG 0 MIN 7 SEC E 900 48/100 FT S 71 DEG 15 MIN E 455 60/100 FT TO POB OR 6606 P 1103 OR 7507 P 611

SECTION 17, TOWNSHIP 1 S, RANGE 31 W
TAX ACCOUNT NUMBER 090813000 (0823 70)

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

ANNIE B YATES and BRAXTON H YATES III

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: 850-555-3793

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By
Emily Hogg
Deputy Clerk

4WR6/26-7/19TD

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-03657** 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