CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

FLORIDA

052599

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	BEAMIF A LLC PO BOX 885 BOCA RATON, FL 33429	Application date	Sep 30, 2024
Property description	SUAREZ JOSE 10320 AILERON AVE PENSACOLA, FL 32506 10320 AILERON AVE 09-4565-140 BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 3 (Full legal attached.)	Certificate #	2022 / 4494
		Date certificate issued	06/01/2022

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)
# 2022/4494	06/01/2022	56.97	19.65	76.62
			➔Part 2: Total*	**76.62**

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)
# 2024/4708	06/01/2024	337.86	6.25	20.27	364.38
				Part 3: Total*	**364.38**

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)	441.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. **Total Paid** (Lines 1-6)	816.00

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 October 17th, 2024

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. **Total Paid** (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	9,843
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	

Sign here: _____ Date of sale 05/07/2025
Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 6186 P 273 OR 6836 P 742 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400943

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429,
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
09-4565-140	2022/4494	06-01-2022	BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 6186 P 273 OR 6836 P 742 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS

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
BEAMIF A LLC
PO BOX 885
BOCA RATON, FL 33429

Applicant's signature

09-30-2024
Application Date

Chris Jones
Escambia County Property Appraiser

Real Estate Search **Tangible Property Search** **Sale List**

Back

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	242S313102007001
Account:	094565140
Owners:	SUAREZ JOSE
Mail:	10320 AILERON AVE PENSACOLA, FL 32506
Situs:	10320 AILERON AVE 32506
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

Year	Land	Imprv	Total	*Cap Val*
2024	$18,240	$1,265	$19,505	$13,254
2023	$18,240	$1,434	$19,674	$19,674
2022	$18,240	$1,274	$19,514	$19,514

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/07/2023	9077	1031	$100	QC	
12/05/2023	9077	1023	$100	QC	
09/06/2023	9040	1547	$100	QC	
06/26/2023	9009	1612	$100	QC	
06/26/2023	9009	1611	$100	QC	
03/07/2023	8941	319	$100	CJ	
03/07/2023	8941	315	$100	CJ	
03/26/2012	6836	742	$29,500	WD	
05/2007	6186	273	$29,500	SC	
12/2006	6141	1183	$5,000	WD	
12/2006	6141	1180	$100	QC	
04/2001	4692	1113	$25,000	WD	

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

2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN...

Extra Features

FRAME BUILDING
METAL BUILDING
WORKSHOP

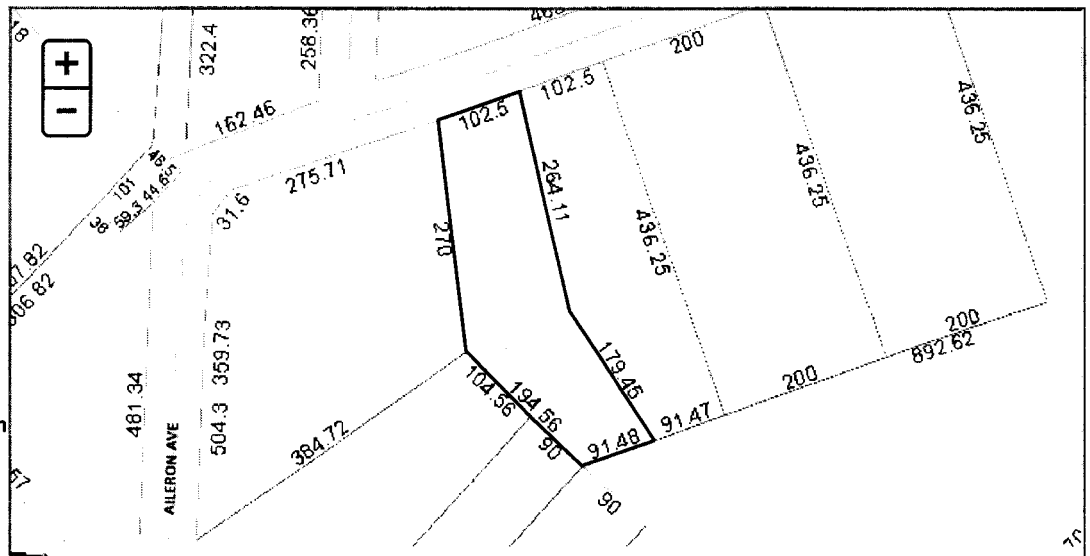
Parcel Information Launch Interactive Map

Section Map Id:
24-2S-31

Approx. Acreage:
1.1412

Zoned:
MDR

Evacuation & Flood Information
Open Report



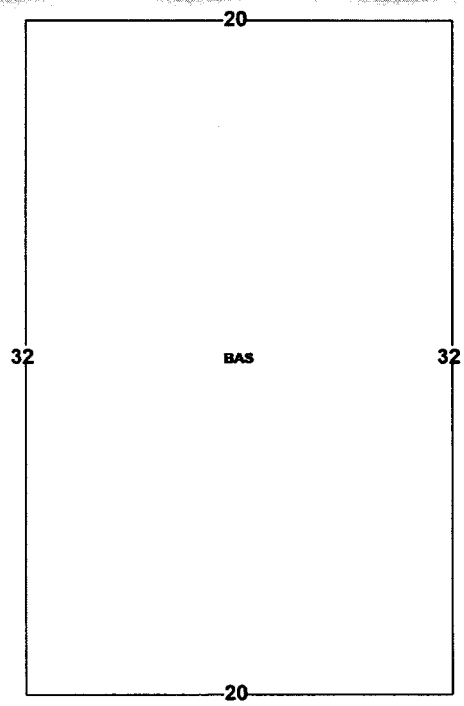
View Florida Department of Environmental Protection(DEP) Data

Buildings

Year Built: 2024, Effective Year: 2024, PA Building ID#: 156905

Structural Elements

DECOR/MILLWORK-*AVERAGE*
DWELLING UNITS-*1*
EXTERIOR WALL-*VINYL SIDING*
FLOOR COVER-*VINYL/CORK*
FOUNDATION-*SLAB ON GRADE*
HEAT/AIR-*CENTRAL H/AC*
INTERIOR WALL-*DRYWALL-PLASTER*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
ROOF COVER-*DIMEN/ARCH SHNG*
ROOF FRAMING-*MANSARD/GAMBREL*
STORY HEIGHT-*0*
STRUCTURAL FRAME-*WOOD FRAME*



Areas - 640 Total SF

BASE AREA - *640*

Images

3/13/2024 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:10/18/2024 (tc.1458)

perdido
title & abstract, inc.

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 #: **09-4565-140** CERTIFICATE #: **2022-4494**

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: **January 15, 2005 to and including January 15, 2025** Abstractor: **Vicki Campbell**

BY

Michael A. Campbell,
As President
Dated: January 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 16, 2025
Tax Account #: **09-4565-140**

1. The Grantee(s) of the last deed(s) of record is/are: **JOSE LOUIS SUAREZ**

   By Virtue of Quit Claim Deed recorded 9/13/2023 in OR 9040/1547 and Quit Claim Deed OR 9009/1611 Corrected OR 9077/1023 and Quit Claim Deed 9009/1612 Corrected OR 9077/1031

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. **Judgment in favor of River Ben Rentals, LLC recorded 5/18/2018 – OR 7902/393 and recorded 6/8/2018 OR 7913/1467**

4. Taxes:

   Taxes for the year(s) 2021-2023 are delinquent.
   Tax Account #: 09-4565-140
   Assessed Value: $13,254.00
   Exemptions: HOMESTEAD 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.

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: **MAY 7, 2025**

TAX ACCOUNT #: **09-4565-140**

CERTIFICATE #: **2022-4494**

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 _2024_ tax year.**

JOSE SUAREZ
10320 AILERON AVE
PENSACOLA, FL 32506

RIVER BEND RENTALS LLC
509 BROADWAY ST SUITE 101E
SOUTH FULTON, TN 38257

Certified and delivered to Escambia County Tax Collector, this 15th day of January, 2025.

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

January 16, 2025
Tax Account #:09-4565-140

LEGAL DESCRIPTION
EXHIBIT "A"

BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 8941 P 315 OR 9040 P 1547 OR 9077 P 1031 OR 9077 P 1023 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4565-140(0525-99)

ABSTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. LESS OUT BOOK AND PAGE ABOVE OR 6131 P 1732 WAS ACTUALLY CORRECTED IN OR 6141 P 1182 TO CORRECT THE LEGAL DESCRIPTION. COPIES ARE INCLUDED FOR YOUR REVIEW.

Recorded in Public Records 9/13/2023 4:23 PM OR Book 9040 Page 1547, Instrument #2023074893, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

Prepared by and return to:
Tidwell & Associates, P.A.
811 North Spring Street
Pensacola, Florida 32501
(without benefit of title search)

The preparer of this Quit Claim Deed represents that: this Quit Claim Deed has been prepared at the express direction of the Grantor and Grantee solely from the legal description provided to the preparer by the Grantor and Grantee; that no title search, survey, or inspection of the property described below has been performed by the preparer; that the title to the property described below has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 6 day of September, 2023 between **DENNIS RUSHING,** whose post office address is **1006 Rentz Avenue, Pensacola, FL 32507** as grantor and **JOSE SUAREZ,** whose post office address is **10320 Aileron, Avenue, Pensacola, FL 32506** as grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **ESCAMBIA COUNTY, Florida** to-wit:

Commence at the Southeast corner of the Southwest quarter of Section 24, Township 2 South, Range 31 West, Escambia County, Florida. Thence go North 01°53'00" West for a distance of 2221.45 feet to the South right-of-way line of Aileron Avenue (60'R/W); thence go South 65°39'30" West along said South right of way line for a distance of 992.50 feet to the Point of Beginning; thence continue South 65°39'30" West along said South right of way line for a distance of 102.50 feet; thence departing said South right of way line go South 10°28'06" for a distance of 270.00 feet; thence go South 50°50'07" East for a distance of 194.56 feet; thence go North 65°39'30" East for a distance 91.47 feet; thence go North 38°20'09" West for a distance of 179.45 feet; thence go North 17°18'08" West for a distance of 264.11 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 24, Township 2 South, Range 31 West, Escambia County, Florida, and contains 1.17 acres more or less.

Parcel Identification Number: 242S313102007001

Property also known as: 10320 Aileron Avenue, Pensacola, Florida 32506

This is not the homestead of said Grantor.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

Witness Signature: Kelley Parker
Witness Print Name: Kelley Parker

Witness Signature: D Tidwell
Witness Print Name: Douglas Tidwell

DENNIS RUSHING

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of { } physical presence on this 6 day of September, 2023 by **DENNIS RUSHING** who is { }personally known to me or have { } produced a driver's license as identification.

DOUGLAS TIDWELL
Notary Public - State of Florida
Commission # HH 300084
My Comm. Expires Oct 2, 2026
Bonded through National Notary Assn.

D. Tidwell
Notary Public Douglas Tidwell

Recorded in Public Records 7/17/2023 2:57 PM OR Book 9009 Page 1611, Instrument #2023057116, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

Official use only:

Prepared by:
Nathaniel Kashman
56 Teakwood Dr
Pensacola Fl 32506
850 325 0635

State ofFlorida

County of Escambia

Quit Claim Deed

This indenture is made this 26th day of June, 2023

By and Between

Charley Burke (hereinafter "Grantor")

And

Jose Luis Suarez hereinafter "Grantee")

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey and quitclaim unto the said Grantee forever all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Cobb County, Georgia, to-wit: IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above. (Property Description below or attached)

10320 Aileron Ave Pensacola, FL 32506

APN: 24-2S-31-3102-007-001

Legal Description: BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 8 90 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC

Charley Burke
Grantor

Charley Burke
Print Name

Signed, sealed and delivered in our presence:

Daniel Jones
Witnesses:

Barbara Waters
Witnesses:

Notary Public (SEAL)

FAAIZAH I DREWRY HANSON
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires June 22, 2026

On this day _____ 2023

Recorded in Public Records 12/7/2023 2:00 PM OR Book 9077 Page 1023, Instrument #2023096553, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $27.00

Prepared By:
Ms. Melissa Revoredo
10320 Aileron Ave
Pensacola, Florida 32506

After Recording Return To:
Jose Suarez
10320 Aileron Ave
Pensacola, Florida 32506

TAX PARCEL ID #: 242S313102007001

CORRECTIVE **QUIT CLAIM DEED** CORRECTS OR BOOK 9009 P 1611

BE IT KNOWN BY ALL, that Mr. Charley Burke *("Grantor")* , **whose address is** 10550 Etheridge Rd Lot 5, Pensacola, Florida 32507, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Jose Suarez *("Grantee")* , **whose address is** 10320 Aileron Ave, Pensacola, Florida 32506, all right, title, interest and claim to the following real estate property located at 10320 Aileron Ave in the City/Township of Pensacola, located in the County of Escambia and State of Florida and ZIP code of 32506, to-wit:

Property having Lot No. 3102-7-1, with the Section No. 24-2s-31, and having the following description: BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 8941 P 315 OR 9040 P 1547 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS.

FOR VALUABLE CONSIDERATION, in the amount of $3,500.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 06/26/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

(Grantor's or Authorized Representative's Signature)
Charley Burke

(Grantee's or Authorized Representative's Signature)
Jose Suarez

Signed in our presence:

Hayley Loughridge
(Witness #1 Signature)

Melissa Revoredo
(Witness #2 Signature)
Melissa Revoredo

Hayley Loughridge
(FIRST WITNESS NAME TYPED)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Jose Suarez
10320 Aileron Ave
Pensacola, Florida 32506

Grantor's Address:

Mr. Charley Burke
10550 Etheridge Rd Lot 5
Pensacola, Florida 32507

Mail Subsequent Tax Bills To:
Jose Suarez
10320 Aileron Ave
Pensacola, Florida 32506

STATE OF FLORIDA)
) **SS.**
COUNTY OF ESCAMBIA)

The foregoing Quit Claim Deed was acknowledged before me on December 05, 2023 byMr. Charley Burke, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Dorothy B. Eccles
(Signature of Notary)

Dorothy B Eccles
(Printed Notary Name) Escambia, Florida

My Commission expires: May 07, 2026

DOROTHY B ECCLES
Notary Public - State of Florida
Commission # HH 239019
My Comm. Expires May 7, 2026
Bonded through National Notary Assn.

Recorded in Public Records 7/17/2023 2:57 PM OR Book 9009 Page 1612, Instrument #2023057117, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

Official use only:

Prepared by:
Nathaniel Kashman
56 Teakwood Dr
Pensacola Fl 32506
850 325 0635

State ofFlorida

County of Escambia

Quit Claim Deed

This indenture is made this 26th day of June, 2023

By and Between

Lancey Allen (hereinafter "Grantor")

And

Jose Luis Suarez hereinafter "Grantee")

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey and quitclaim unto the said Grantee forever all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Cobb County, Georgia, to-wit: IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above. (Property Description below or attached)

10320 Aileron Ave Pensacola, FL 32506

APN: 24-2S-31-3102-007-001

Legal Description: BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 8 90 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC

Grantor

Lancey Allen

Print Name

Signed, sealed and delivered in our presence:

Witnesses:

Witnesses:

Notary Public (SEAL)

FAAIZAH I DREWRY HANSON
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires June 22, 2026

On this day _____ 2023

Recorded in Public Records 12/7/2023 2:05 PM OR Book 9077 Page 1031, Instrument #2023096557, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $27.00

Prepared By:
Ms. Melissa Revoredo
10320 Aileron Ave
Pensacola, Florida 32506

After Recording Return To:
Jose Suarez
10320 Aileron Ave
Pensacola, Florida 32506

TAX PARCEL ID #: 242S313102007001

Corrective QUIT CLAIM DEED Corrects OR Book 9009-P 1612

BE IT KNOWN BY ALL, that Mrs. Lancey Allen *("Grantor")* , **whose address is** 4633 Ephrem Ln, Pace, Florida 32571, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Jose Suarez *("Grantee")* , **whose address is** 10320 Aileron Ave, Pensacola, Florida 32506, all right, title, interest and claim to the following real estate property located at 10320 Aileron Ave in the City/Township of Pensacola, located in the County of Escambia and State of Florida and ZIP code of 32506, to-wit:

Property having Lot No. 3102-7-1, with the Section No. 24-2s-31, and having the following description: BEG AT SE COR OF SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 8941 P 315 OR 9040 P 1547 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS.

FOR VALUABLE CONSIDERATION, in the amount of $3,500.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 06/26/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Lancy Allen
(Grantor's or Authorized Representative's Signature)
Lancey Allen

(Grantee's or Authorized Representative's Signature)
Jose Suarez

Signed in our presence:

Dorothy B Eccles
(Witness #1 Signature)
Dorothy B Eccles
(FIRST WITNESS NAME TYPED)

Melissa Revoredo
(Witness #2 Signature)
Melissa Revoredo
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Jose Suarez
10320 Aileron Ave
Pensacola, Florida 32506

Grantor's Address:

Mrs. Lancey Allen
4633 Ephrem Ln
Pace, Florida 32571

Mail Subsequent Tax Bills To:
Jose Suarez
10320 Aileron Ave
Pensacola, Florida 32506

STATE OF FLORIDA)
) **SS.**
COUNTY OF ESCAMBIA)

The foregoing Quit Claim Deed was acknowledged before me on December 7, 2023 by Mrs. Lancey Allen, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Hayley H Loughridge
(Signature of Notary)

Hayley G Loughridge
(Printed Notary Name) Escambia, Florida

My Commission expires: 08/06/2026

Notary Public State of Florida
Hayley G Loughridge
My Commission HH 294741
Expires 8/6/2026

Recorded in Public Records 11/16/2006 at 11:32 AM OR Book 6031 Page 1732, Instrument #2006115092, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

LESS OUT DEED WAS CORRECTED AGAIN

Prepared by:
Harold E. Kennedy
Beacon Title, LLC
14118 Perdido Key Drive, Suite 2
Pensacola, Florida 32507

File Number: 06-F027

Corrective Warranty Deed
Corrects legal description

Made this May 19, 2006 A.D. By **Chuck William Long, an unmarried man and Claudia Long, an unmarried woman,** whose address is: 10320 Aileron Avenue, Pensacola, Florida 32506, hereinafter called the grantor, to **John Bush Gordon, an unmarried man,** whose post office address is: 10310 Aileron Avenue, Pensacola, Florida 32506, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Commence at the Southeast corner of the Southwest quarter of Section 24, Township 2 South, Range 31 West, Escambia County, Florida. Thence go North 01 degrees 53 minutes 00 seconds west for a distance of 2221.45 feet to the South right of way line of Aileron Avenue (60' R/W); thence go south 65 degrees 39minutes 30seconds west along said south right of way line for a distance of 890.00 feet to the point of beginning, thence continue south 65 degrees 39 minutes 33 seconds west along said south right of way line for a distance of 102.50 feet; thence departing said south right of way line go South 17 degrees 18 minutes 08 seconds east for a distance of 264.11 feet; thence go south 38 degrees 20 minutes 09 seconds east for a distance of 179.45 feet; thence go north 65 degrees 39 minutes 30 seconds east for a distance of 91.47 feet; thence go north 24 degrees 20 minutes 30 seconds west for a distance of 436.25 feet to the point of beginning. The above described parcel of land is situated in a portion of Section 24, Township 2 South, Range 31 West, Escambia County, Florida and contains 1.17 acres more or less.

Legal Description provided by Northwest Florida Land Surveying Job Number 16869, dated 4/19/06.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Vicky L. Kinard

Witness Printed Name Cynthia E. Ellis

(Seal)
Chuck William Long
Address: 10320 Aileron Avenue, Pensacola, Florida 32506

(Seal)
Claudia Long
Address: 10320 Aileron Avenue, Pensacola, Florida 32506

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 19th day of May, 2006, by Chuck William Long, an unmarried man and Claudia Long, an unmarried woman, who is/are personally known to me or who has produced Driver License as identification.

Notary Public
Print Name:
My Commission Expires:

CYNTHIA ESTRADA ELLIS
MY COMMISSION EXPIRES
March 21, 2009
#DD 301985
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Recorded in Public Records 05/08/2007 at 03:52 PM OR Book 6141 Page 1182, Instrument #2007044362, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

CORRECTED LESS OUT DEED

Prepared by:
Beacon Title, LLC
11775 Village Green Drive
Magnolia Springs, Alabama

File Number: 06-F048

General Warranty Deed

Correcting legal description for Deed previously recorded at OR Book 6031, Page 1732 and additionally recorded at OR Book 5940, Page 831.

Made this 31 day of December, 2006, A.D. By **Chuck William Long, an unmarried man Claudia Long, an unmarried woman,** whose address is: 4826 Huron Drvie, Pensacola, Florida 32507, hereinafter called the grantor, to John Bush Gordon, an unmarried man, whose post office address is: 10310 Aileron Avenue, Pensacola, Florida 32507, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

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A portion of Parcel ID:24-2S-31-3102-007-001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name Jenna F. Ray

Witness Printed Name John Bush Gordon

(Seal)
Chuck William Long
Address: 4826 Huron Drvie, Pensacola, Florida 32507

Claudia Long (Seal)
Claudia Long
Address: 4826 Huron Drvie, Pensacola, Florida 32507

State of Florida
County of Escambia
The foregoing instrument was acknowledged before me this day of . . by Chuck William Long, an unmarried man Claudia Long, an unmarried woman, who is/are personally known to me or who has produced Drivers License as identification.

Notary Public
Print Name: Jenna F. Ray
My Commission Expires: 6-21-08

Jenna F. Ray
Commission # DD331141
Expires June 21, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Recorded in Public Records 5/18/2018 2:06 PM OR Book 7902 Page 393, Instrument #2018038619, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

RIVER BEND RENTALS, LLC,

Plaintiff,

CASE NO.: 2017 CA 000516

vs.

CHARLEY BURKE,

Defendant.
_____/

AMENDED FINAL JUDGMENT AFTER DEFAULT

THIS CAUSE came before the Court on Plaintiff's, RIVER BEND RENTALS, LLC ("River Bend"), Motion for Entry of Amended Final Judgment After Default ("Motion"). The Court has reviewed the Motion along with the pertinent papers and pleadings on file with the Court, and is otherwise fully advised in the premises. Finding that the Motion is well taken and that the Clerk has entered a default against Defendant CHARLEY BURKE, it is hereby ORDERED and ADJUDGED as follows:

1. The Motion is hereby GRANTED.

2. Amended Final Judgment After Default is entered in favor of River Bend, whose address is 509 Broadway Street, Suite 101E, South Fulton, Tennessee 38257, and against Defendant, CHARLEY BURKE, whose address is 628 Gordon Avenue, Pensacola, FL 32507, for $9,984.66 (representing the original Final Judgment amount of $903.20, $4,563.00 as the reasonable value of the Property, $4,508.46 in arrearages for missed lease payments, $110.00 in accrued late fees, and less a $100.00 deposit), which amount shall accrue interest pursuant to section 55.03, *Florida Statutes*, until paid, for all which let execution issue forthwith.

3. Defendant CHARLEY BURKE shall complete under oath Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on River Bend's attorney, Robert C. Graham, Jr., Esq., Mills Paskert Divers, 100 N. Tampa Street, Suite 3700, Tampa, FL 33602, within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

4. River Bend is entitled to its attorneys' fees and costs incurred attempting to repossess the Property and to enforce Defendant's obligations under the Contract.

5. The Court reserves jurisdiction to determine the amount of River Bend's attorneys' fees and costs.

DONE AND ORDERED in Chambers in Escambia County, Florida, this 28th day of March, 2018.

THE HONORABLE JAN SHACKELFORD
Circuit Judge

Copies Furnished To:
Robert C. Graham, Jr., Esq. (*counsel for Plaintiff*)
Charley Burke

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Robert Smith D.C.
DATE: 5/16/2018

Recorded in Public Records 6/8/2018 9:09 AM OR Book 7913 Page 1467, Instrument #2018044702, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT OF THE FIRST JUDICIAL CIRCUIT
IN AND FOR ESCAMBIA COUNTY, FLORIDA
CIVIL DIVISION

RIVER BEND RENTALS, LLC,

Plaintiff,

CASE NO.: 2017 CA 000516

vs.

CHARLEY BURKE,

Defendant.
_____/

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1. The Motion is hereby GRANTED.

2. Amended Final Judgment After Default is entered in favor of River Bend, whose address is 509 Broadway Street, Suite 101E, South Fulton, Tennessee 38257, and against Defendant, CHARLEY BURKE, whose address is 628 Gordon Avenue, Pensacola, FL 32507, for $9,984.66 (representing the original Final Judgment amount of $903.20, $4,563.00 as the reasonable value of the Property, $4,508.46 in arrearages for missed lease payments, $110.00 in accrued late fees, and less a $100.00 deposit), which amount shall accrue interest pursuant to section 55.03, *Florida Statutes*, until paid, for all which let execution issue forthwith.

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5. The Court reserves jurisdiction to determine the amount of River Bend's attorneys' fees and costs.

DONE AND ORDERED in Chambers in Escambia County, Florida, this 28th day of March, 2018.

THE HONORABLE JAN SHACKELFORD
Circuit Judge

Copies Furnished To:
Robert C. Graham, Jr., Esq. (*counsel for Plaintiff*)
Charley Burke

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Robert Jarvis D.C.
DATE: 6/1/2018

CLERK OF CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04494 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 20, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JOSE SUAREZ	RIVER BEND RENTALS LLC
10320 AILERON AVE	509 BROADWAY ST SUITE 101E
PENSACOLA, FL 32506	SOUTH FULTON, TN 38257

WITNESS my official seal this 20th day of March 2025.

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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BEAMIF A LLC** holder of **Tax Certificate No. 04494**, issued the **1st** day of **June, A.D., 2022** 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 SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 6186 P 273 OR 6836 P 742 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094565140 (0525-99)

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

JOSE SUAREZ

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 May, which is the **7th day of May 2025.**

Dated this 17th day of March 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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Post Property:
10320 AILERON AVE 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

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Personal Services:

JOSE SUAREZ
10320 AILERON AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0525.99

Document Number: ECSO25CIV010094NON **Agency Number:** 25-004841
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT# 04494 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSE SUAREZ
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 3/21/2025 at 9:23 AM and served same on JOSE SUAREZ , at 8:00 AM on 3/25/2025 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: D Nelson 923
D. NELSON, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MLDENISCO

WARNING

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

JOSE SUAREZ

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 May, which is the **7th day of May 2025.**

Dated this 17th day of March 2025.

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:

JOSE SUAREZ
10320 AILERON AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE DS25.99

Document Number: ECSO25CIV009945NON **Agency Number:** 25-004783
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 04494 2022

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSE SUAREZ
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 3/21/2025 at 9:18 AM and served same at 8:00 AM on 3/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: D Nelson 923
D. NELSON, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: MLDENISCO

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 May 7, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **BEAMIF A LLC** holder of **Tax Certificate No. 04494**, issued the **1st** day of **June, A.D., 2022** 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 SW 1/4 N 01 DEG 53 MIN 0 SEC W 2221 45/100 FT TO S R/W LI OF AILERON AVE S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 890 FT FOR POB CONT S 65 DEG 39 MIN 30 SEC W ALG SD R/W LI 205 FT S 10 DEG 28 MIN 06 SEC E 270 FT S 50 DEG 50 MIN 07 SEC E 194 56/100 FT N 65 DEG 39 MIN 30 SEC E 182 95/100 FT N 24 DEG 20 MIN 30 SEC W 436 25/100 FT TO POB OR 6186 P 273 OR 6836 P 742 LESS OR 6031 P 1732 GORDON LESS MINERAL RIGHTS

SECTION 24, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094565140 (0525-99)

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

JOSE SUAREZ

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 May, which is the **7th day of May 2025.**

Dated this 17th day of March 2025.

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:

10320 AILERON AVE 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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: 094565140 Certificate Number: 004494 of 2022

Payor: JOSE SUAREZ 10320 AILERON AVE PENSACOLA, FL 32506 **Date** 4/4/2025

Clerk's Check #	1	Clerk's Total	~~$510.72~~ $1,371.81
Tax Collector Check #	1	Tax Collector's Total	~~$920.17~~
		Postage	$16.40
		Researcher Copies	$0.00
		Recording	$10.00
		Prep Fee	$7.00
		Total Received	~~$1,464.29~~

$1,405.21

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
FAMILY LAW
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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 # 2022 TD 004494
Redeemed Date 4/4/2025
Name JOSE SUAREZ 10320 AILERON AVE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	~~$510.72~~ $1,371.81
Due Tax Collector = TAXDEED	~~$920.17~~
Postage = TD2	$16.40
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

Search Property	Property Sheet	Lien Holder's	Redeem	Redeem New	Forms	Courtview	Benchmark
Redeemed From Sale							

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 094565140 Certificate Number: 004494 of 2022

Redemption Yes | Application Date 9/30/2024 | Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 5/7/2025	Redemption Date 4/4/2025
Months	8	7
Tax Collector	$816.00	$816.00
Tax Collector Interest	$97.92	$85.68
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$920.17	$907.93 TC
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	$54.72	$47.88
Total Clerk	$510.72	$503.88 CH
Release TDA Notice (Recording)	$10.00	$10.00
Release TDA Notice (Prep Fee)	$7.00	$7.00
Postage	$16.40	$16.40
Researcher Copies	$0.00	$0.00
Total Redemption Amount	$1,464.29	$1,445.21
	Repayment Overpayment Refund Amount	$19.08
Book/Page	9219	1183

JOSE SUAREZ [0525-99]
10320 AILERON AVE
PENSACOLA, FL 32506

9171 9690 0935 0128 2990 62

RIVER BEND RENTALS LLC [0525-99]
509 BROADWAY ST SUITE 101E
SOUTH FULTON, TN 38257

9171 9690 0935 0128 2990 55

Redeemed

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

CERTIFIED MAIL™

A FL 325
25PM

9171 9690 0935 0128 2990 62

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FIRST-CLASS MAIL
IMI
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03/21/2025 ZIP 32502
043M31219251

US POSTAGE

LN
3124

2025 MAY -5 PM 1:09

JOSE SUAREZ [0525-99]
10320 AILERON AVE
PENSACOLA, FL 32506

UNC
32508-8225-28-08

NIXIE 326 DE 1 0004/29/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *0532-02318-29-45

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

STATE OF FLORIDA
County of Escambia

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

DATE – 05-07-2025 – TAX CERTIFICATE #'S 04494

in the CIRCUIT **Court was published in said newspaper in the issues of**

MARCH 27 & APRIL 3, 10, 17, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.04.17 10:22:22 -05'00'

PUBLISHER

Sworn to and subscribed before me this 17TH **day of** APRIL **A.D.,** 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.04.17 10:24:09 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC

HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That BEAMIF A LLC holder of Tax Certificate No. 04494, issued the 1st day of June, A.D., 2022 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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Dated this 20th day of March 2025.

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

oaw-4w-03-27-04-03-10-17-2025