

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

0925-51

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	PENSACOLA, FL 32507 4901 YACHT HARBOUR CIR 01-0319-519			Certificate #		2023 / 47	
				Date certificate issued		06/01/2023	
Part 2: Certificate	es Owned by App	licant and	d Filed wi	th Tax Deed	Appli	cation	
Column 1 Certificate Numbe	Columi r Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/47	06/01/2		7 430 7 4110	1,812.03		90.60	1,902.63
	→Part 2: Total*				1,902.63		
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colu Face A	umn 3 mount of Certificate	mount of Tay Collector's Fee Interest		Column 5	Total (Column 3 + Column 4 + Column 5)
# 2024/52	06/01/2024		2,050.07			131.55	2,187.87
	<u> </u>	1				Part 3: Total*	2,187.87
Part 4: Tax Colle	ector Certified Am	ounts (Li	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates red (*	deeme Total o	ed by applicant of Parts 2 + 3 above)	4,090.50
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	paid by the applicant						1,978.8
Property information report fee					200.00		
5. Tax deed appl	ication fee						175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00			
7.	-				То	tal Paid (Lines 1-6)	6,444.3
	nformation is true and				y infor	mation report fee, ar	nd tax collector's fees
\mathcal{Z}						Escambia, Florid	а
Sign here:	ature, Tax Collector or Des				[Date April 24th, 2	2025

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
	Processing tax deed fee
9.	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees
	Recording fee for certificate of notice
12.	Sheriff's fees
13.	Interest (see Clerk of Court Instructions, page 2)
14.	Total Paid (Lines 8-13)
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)
Sign	here: Date of sale09/03/2025

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500484

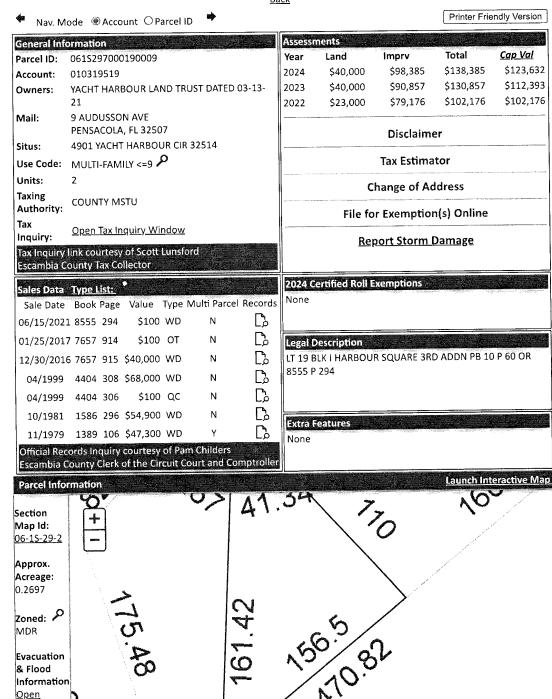
To: Tax Collector of	ESCAMBIA COUNTY	, Florida	
I, KEYS FUNDING LLC - 5 PO BOX 71540 PHILADELPHIA, PA 19	9176-1540,		
hold the listed tax certif	icate and hereby surrender the	same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
01-0319-519	2023/47	06-01-2023	LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 8555 P 294
 redeem all ou pay all deline pay all Tax C Sheriffs cost 	s, if applicable.	terest covering the	e property. Clerk of the Court costs, charges and fees, and
which are in my posse		ation is based and	all other certificates of the same legal description
Electronic signature of KEYS FUNDING LLO PO BOX 71540 PHILADELPHIA, PA	C - 5023		<u>04-21-2025</u> Application Date
	Applicant's signature		, ipplication sate

Real Estate Search

Tangible Property Search

Sale List



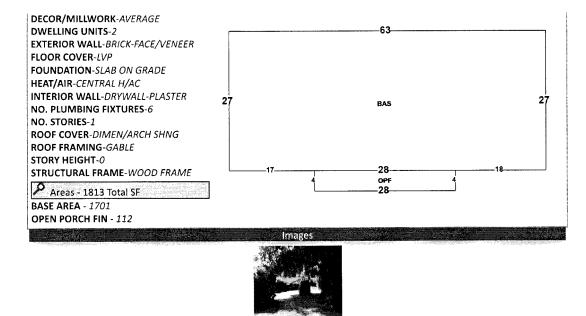


View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 4901 YACHT HARBOUR CIR, Improvement Type: MULTI-FAMILY <5, Year Built: 1981, Effective Year: 2000, PA Building ID#: 33615

Report



5/5/2025 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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025034984 5/14/2025 12:48 PM
OFF REC BK: 9317 PG: 236 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00047**, issued the **1st** day of **June**, **A.D.**, **2023** 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:

LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 8555 P 294

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010319519 (0925-51)

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

YACHT HARBOUR LAND TRUST DATED 03-13-21

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 September, which is the **3rd day of September 2025.**

Dated this 14th day of May 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.

S COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

	· ·				
THE ATTACHED	REPORT IS ISSUED TO:				
SCOTT LUNSFO	RD, ESCAMBIA COUNTY TAX	COLLECTOR			
TAX ACCOUNT	#: 01-0319-519	CERTIFICATE #: _	2023-	47	
REPORT IS LIMI	NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED I	BY NAME IN TH	IE PROPERTY	
listing of the owne tax information an	ort prepared in accordance with the er(s) of record of the land described a listing and copies of all open outdoorded in the Official Record Books on page 2 herein.	d herein together with cur unsatisfied leases, mor	rrent and delinqu tgages, judgment	ent ad valorem s and	
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.					
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 any other form of guarantee or warranty of title.					
Use of the term "R	Report" herein refers to the Propert	y Information Report an	d the documents	attached hereto.	
Period Searched:	June 17, 2005 to and includ	ing June 17, 2025	Abstractor:	Andrew Hunt	
BY					
Malph	!				

Michael A. Campbell, As President

Dated: June 18, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 18, 2025

Tax Account #: 01-0319-519

1. The Grantee(s) of the last deed(s) of record is/are: PAUL WOODS AS TRUSTEE OF YACHT HARBOUR LAND TRUST DATED 6/31/2021

By Virtue of Warranty Deed to Trustee recorded 6/17/2021 in OR 8555/294 ABSTRACTOR'S NOTE: WE FIND BENNI R. BAKER HELD TITLE AS TRUSTEE OF THE BENNI R. BAKER TRUST DATED FEBRUARY 7, 2012 BUT SOLD OUT INDIVIDUALLY IN THIS LAST DEED SO WE HAVE INCLUDED HER AS TRUSTEE FOR NOTICE.

- 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. Nuisance Abatement Lien in favor of Escambia County Environmental Enforcement Division recorded 1/29/2025 OR 9261/444
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 01-0319-519 Assessed Value: \$123,632.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): YACHT HARBOUR HOMEOWNERS ASSOCIATION INC

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

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report 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 SOLUTIONS

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:	PROPERTY IN	FORMATION	REPORT FOR TDA
		I OILLIAN I IOI	

TAX DEED SALE DATE:	SEPT 3, 2025
TAX ACCOUNT #:	01-0319-519
CERTIFICATE #:	2023-47
those persons, firms, and/or agencies having lega	tutes, the following is a list of names and addresses of al interest in or claim against the above-described ate is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box ☐ Notify Escambia County, 190 Gov ☐ Homestead for 2024 tax year.	
PAUL WOODS AS TRUSTEE YACHT HARBOUR LAND TRUST 9 AUDUSSON AVE PENSACOLA, FL 32507	PAUL WOODS AS TRUSTEE YACHT HARBOUR LAND TRUST 4901 YACHT HARBOUR CIR PENSACOLA, FL 32514
ESCAMBIA COUNTY ENVIRONMENTAL ENFORCEMENT DIV CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA, FL 32505	CHARLES S LIBERIS YACHT HARBOUR HOMEOWNER'S ASSOCIATION INC 212 W INTENDENCIA ST PENSACOLA, FL 32502
BENNI R BAKER, TRUSTEE OF THE BENNI R BAKER TRUST DATED 2/7/2012 PO BOX 6259	

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025. PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

PENSACOLA, FL 32503

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

June 18, 2025 Tax Account #:01-0319-519

LEGAL DESCRIPTION EXHIBIT "A"

LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 8555 P 294

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0319-519(0925-51)

Recorded in Public Records 6/17/2021 3:14 PM OR Book 8555 Page 294, Instrument #2021067097, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by and returned to Benni R. Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 061S297000190009

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, <u>BENNI R. BAKER</u> a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as YACHT HARBOUR Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 7657 P 915 of the Public Record of Escambia County, FL with parcel ID # 0615297000190009 hereinafter called the "property', a/k/a 4901/4903 YACHT HARBOUR CIRCLE, Pensacola, FL 32514

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any;
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate. to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE

Page 1 of 3

BK: 8555 PG: 295

This instrument prepared by and returned to Benni R. Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 061S297000190009

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the YACHT HARBOUR Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties

DEED TO TRUSTEE

Page 2 of 3

BK: 8555 PG: 296 Last Page

This instrument prepared by and returned to Benni R Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 061S297000190009

or parties holding the Power of Direction under the terms of said trust agreement: the filling of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustees.

SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES:

Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 15 day of

Signed, seal and delivered in our presence:

WITNESSES AS TO THE GRANTOR:

Signature SUP

Signature

Signature

Al-Saigh

Printed name:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

i HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared Benni R BAKER Trustee for Benni R Baker Trust dated 02/07/12, as Grantor, who [1] is personally known to me OR [1] has produced as identification, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

Notary Public, State of Florida at Large



By Benni R BAKER Trustee for Benni R Baker Trust dated 02/07/12 "Grantor"

DEED TO TRUSTEE

Page 3 of 3

Recorded in Public Records 1/29/2025 3:09 PM OR Book 9261 Page 444, Instrument #2025006358, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50

CE:24063073N

This document prepared by: Escambia County, Florida Environmental Enforcement Division Escambia County Central Office Complex 3363 West Park Place Pensacola, FL 32505 (850) 595-1820

NOTICE OF LIEN (Nuisance Abatement)

STATE OF FLORDIA COUNTY OF ESCAMBIA

This lien is imposed by the Office of Environmental Enforcement Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-196-42-198, Escambia County Code of Ordinances, on property owned by YACHT HARBOUR LAND TRUST DATED 03-13-21 located at 4901 YACHT HARBOUR CIR and more particularly described as:

PR#<u>061S297000190009</u>

Legal Description

LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 8555 P 294

A field investigation by the Office of Environmental Enforcement was conducted on and revealed that the property was in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: Sec. 42-196(a), Sec. 42-196(b), Sec. 42-196(d)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$3875.00
Administrative costs	\$0.00
Total	\$3875.00

The principal amount of this lien shall bear interest at a rate 6% per annum; provided, however, that no interest should accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose lines in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

BK: 9261 PG: 445 Last Page

Executed this 27th day of January Administrator, Wesley J. Moreno as authorized by the I Commissioners.	20 25 by the County Escambia County Board of County
	ESCAMBIA COUNTY, FLORDIA
Witness Kaycu Lagarde Print Name Kaycee Lagarde	By: Wesley J. Moreno, County Administrator 221 Palafox Place, Suite 420 Pensacola, FL 32502
STATE OF FLORDIA COUNTY OF ESCAMBIA	
The forgoing instrument was acknowledged	County Administrator for Escambia Commissioners. He (V) is personally
JOSE GOCHEZ Notary Public State of Florida Comm# HH373403 Expires 3/14/2027 (Notary Seal)	Signature of Notary Public Jose Gochez Printed Name of Notary Public

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00047 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

YACHT HARBOUR LAND TRUST DATED 03-13- 9 AUDUSSON AVE PENSACOLA, FL 32507	21 PAUL WOODS AS TRUST 9 AUDUSSON AVE PENSACOLA, FL 32507			
PAUL WOODS AS TRUSTEE YAC 4901 YACHT HARBOUR CIR PENSACOLA, FL 32514	CHT HARBOUR LAND TRUST	YACHT HARBOUR HOMEOWNER'S ASSOCIATION I CHARLES S LIBERIS 212 W INTENDENCIA ST PENSACOLA, FL 32502		
BENNI R BAKER, TRUSTEE OF BI PO BOX 6259 PENSACOLA, FL 32503	ENNI R BAKER TRUST DATE	D 2/7/2012	l	X PLACE STE 430
E:	SCAMBIA COUNTY OFFICE C SCAMBIA CENTRAL OFFICE (363 WEST PARK PLACE		FORCEMENT	

WITNESS my official seal this 17th day of July 2025.

PENSACOLA FL 32505

COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 00047, issued the 1st day of June, A.D., 2023 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:

LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 8555 P 294

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010319519 (0925-51)

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

YACHT HARBOUR LAND TRUST DATED 03-13-21

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM



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.

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00047**, issued the **1st** day of **June**, **A.D.**, **2023** 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:

LT 19 BLK I HARBOUR SQUARE 3RD ADDN PB 10 P 60 OR 8555 P 294

SECTION 06, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010319519 (0925-51)

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

YACHT HARBOUR LAND TRUST DATED 03-13-21

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

4901 YACHT HARBOUR CIR 32514



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

YACHT HARBOUR LAND TRUST DATED 03-13-21 9 AUDUSSON AVE PENSACOLA, FL 32507



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Redeemed From Sale



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale Account: 010319519 Certificate Number: 000047 of 2023

Date Of Redemption	7/25/2025		
Clerk's Check	Clerk's Total \$774.00		
Postage	\$0.00 Tax Deed Court Registry \$740.00		
Payor Name	BRENT NORTH OFFICE COMPLEX 230 ST. EUSEBIA STREET PENSACOLA FL 32503		
Notes		Ŷ	
	Submit Reset Print Preview Print Receipt Commit Redemption ✓		

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

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NON-ENFORCEABLE RETURN OF SERVICE 0915.5

Document Number: ECSO25CIV028314NON

Agency Number: 25-008142

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT #00047 2023

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: YACHT HARBOUR LAND TRUST DATED 03-13-21

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/28/2025 at 9:15 AM and served same at 8:27 AM on 7/29/2025 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, FLORID

By:

G. FALL**E**AR, CPS

Service Fee: Receipt No: \$40.00 BILL

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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4901 YACHT HARBOUR CIR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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NON-ENFORCEABLE RETURN OF SERVICE (>915.5)

Agency Number: 25-008111

Document Number: ECSO25CIV028270NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00047 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: YACHT HARBOUR LAND TRUST DATED 03-13-21

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 7/28/2025 at 9:13 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for YACHT HARBOUR LAND TRUST DATED 03-13-21 , Writ was returned to court UNEXECUTED on 7/31/2025 for the following reason:

PER CURRENT RENTERS AT 9 AUDUSSON AVENUE, NOT FAMILIAR WITH THIS TRUST. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C. DAVIS, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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Personal Services:

YACHT HARBOUR LAND TRUST DATED 03-13-21 9 AUDUSSON AVE PENSACOLA, FL 32507



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

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YACHT HARBOUR LAND TRUST DATED 03-13-21 [0925-51] 9 AUDUSSON AVE PENSACOLA, FL 32507 PAUL WOODS AS TRUSTEE YACHT HARBOUR LAND TRUST [0925-51] 9 AUDUSSON AVE PENSACOLA, FL 32507

9171 9690 0935 0127 1698 85

9171 9690 0935 0127 1698 78

PAUL WOODS AS TRUSTEE YACHT HARBOUR LAND TRUST [0925-51] 4901 YACHT HARBOUR CIR PENSACOLA, FL 32514 YACHT HARBOUR HOMEOWNER'S ASSOCIATION INC [0925-51] CHARLES S LIBERIS 212 W INTENDENCIA ST PENSACOLA, FL 32502

9171 9690 0935 0127 1698 61

9171 9690 0935 0127 1698 54

BENNI R BAKER, TRUSTEE OF BENNI R BAKER TRUST DATED 2/7/2012 [0925-51] PO BOX 6259 PENSACOLA, FL 32503

9171 9690 0935 0127 1698 47

ESCAMBIA COUNTY / COUNTY ATTORNEY [0925-51] 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT [0925-51] ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

9171 9690 0935 0127 1698 30



Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

221 Palatox Place, Suite 110 Pensacola, FL 32592

ESCAMBIA

5 PAUL WOODS AS TRUSTEE YACHT

HARBOUR LAND TRUST [0925-51] 4901 YACHT HARBOUR CIR PENSACOLA, FL 32514

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FIRST-CLASS MAIL IMI

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\$008.86° 07/25/2025 ZIP 32502 043M31219251

0008/05/25 NIXIE RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

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

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AITSIA COUNTY. YACHT HARBOUR LAND TRUST DATED 03413-21 [0925-51] 9 AUDUSSON AVE PENSACOLA, FL 32507

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0008/16/25 NIXIE RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED

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PATE WOODS AS TRUSTEE YACKI HARBOUT LAND TRUST [0925-51] 9 AUDUSSON AVE PENSACOLA, FL 32507

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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

NIXIE 326 FE 1 8008/16/25

RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

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UNABLE TO FORWARD

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Pam Childers

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







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FIRST-CLASS MAIL

07/25/2025 ZIP 32502 043M31219251

BBAKER, TRUSTEE OF BENNI R BAKER TRUST DATED 2/7/2012 [9925²5]] PO BOX 6259 PENSACOLA, FL 32503

MACK1: 9333189925

325035**-6**25933

NIXIE

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

32502583335 *2738-00538-26-18 hilddyldighidddighiddligailliddlighiddlid BC: 32502583335



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** The Escambia Sun Press, a weekly newspaper published (Warrington) Pensacola in Escambia County, at advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 09-03-2025 - TAX CERTIFICATE #'S 00047

in the CIRCUIT Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, 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.

Will Pa

Digitally signed by Michael P Driver DN: c=US, o=The Escambia Sun Press LLC, dnQualfire-2nd1410C0000197F4A9F39B00058C1A, cn=Michael P Driver Date: 2025.08.21 11:37:14-05'00'

PUBLISHER

Sworn to and subscribed before me this <u>21ST</u> day of <u>AUGUST</u>

A.D., 2025

Pather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025.08.21 11:42:40 -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

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Dated this 24th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

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

oaw-4w-07-31-08-07-14-21-2025