



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

0925-67

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	DAWSON SHERRY D LIFE EST WEAVER KEITH 2421 LE RUTH DR PENSACOLA, FL 32514 2421 LE RUTH DR 01-3817-000 LT 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 35 (Full legal attached.)	Certificate #	2023 / 282
		Date certificate issued	06/01/2023

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)
# 2023/282	06/01/2023	600.64	30.03	630.67
→Part 2: Total*				630.67

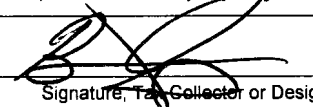
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/325	06/01/2024	1,921.75	6.25	123.31	2,051.31
Part 3: Total*					2,051.31

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)	2,681.98
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,911.29
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)	4,968.27

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Signature, Tax Collector or Designee
Escambia, Florida
Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u>	
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.

LT 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 350

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500489

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
01-3817-000	2023/282	06-01-2023	LT 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 350

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 5023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	0415300101004008	Year	Land	Imprv	Total	Cap Val
Account:	013817000	2024	\$26,000	\$110,418	\$136,418	\$132,204
Owners:	DAWSON SHERRY D LIFE EST WEAVER KEITH WEAVER SHELLEY	2023	\$15,600	\$104,586	\$120,186	\$120,186
Mail:	2421 LE RUTH DR PENSACOLA, FL 32514	2022	\$15,600	\$94,808	\$110,408	\$61,746
Situs:	2421 LE RUTH DR 32514	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

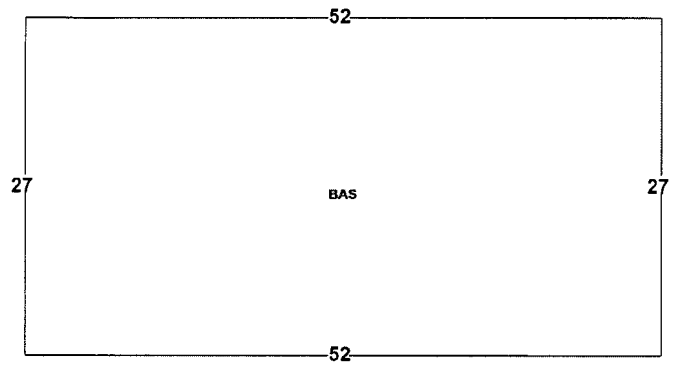
Sales Data Type List						2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel Records	None	
06/08/2021	8548	350	\$100	WD	N	Legal Description LT 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 350	
04/16/2021	8512	1676	\$100	WD	N		
01/1975	963	253	\$23,200	WD	N		
01/1973	590	561	\$19,600	WD	N		
01/1971	570	576	\$3,000	WD	Y		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						FRAME GARAGE OPEN PORCH	

Parcel Information		Launch Interactive Map	
Section Map Id: 04-15-30			
Approx. Acreage: 0.2507			
Zoned: MDR			
Evacuation & Flood Information Open Report		View Florida Department of Environmental Protection (DEP) Data	

Buildings	
Address: 2421 LE RUTH DR, Improvement Type: SINGLE FAMILY, Year Built: 1972, Effective Year: 1972, PA Building ID#: 43428	

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-HEAT W/DUCTS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 1404 Total SF
BASE AREA - 1404



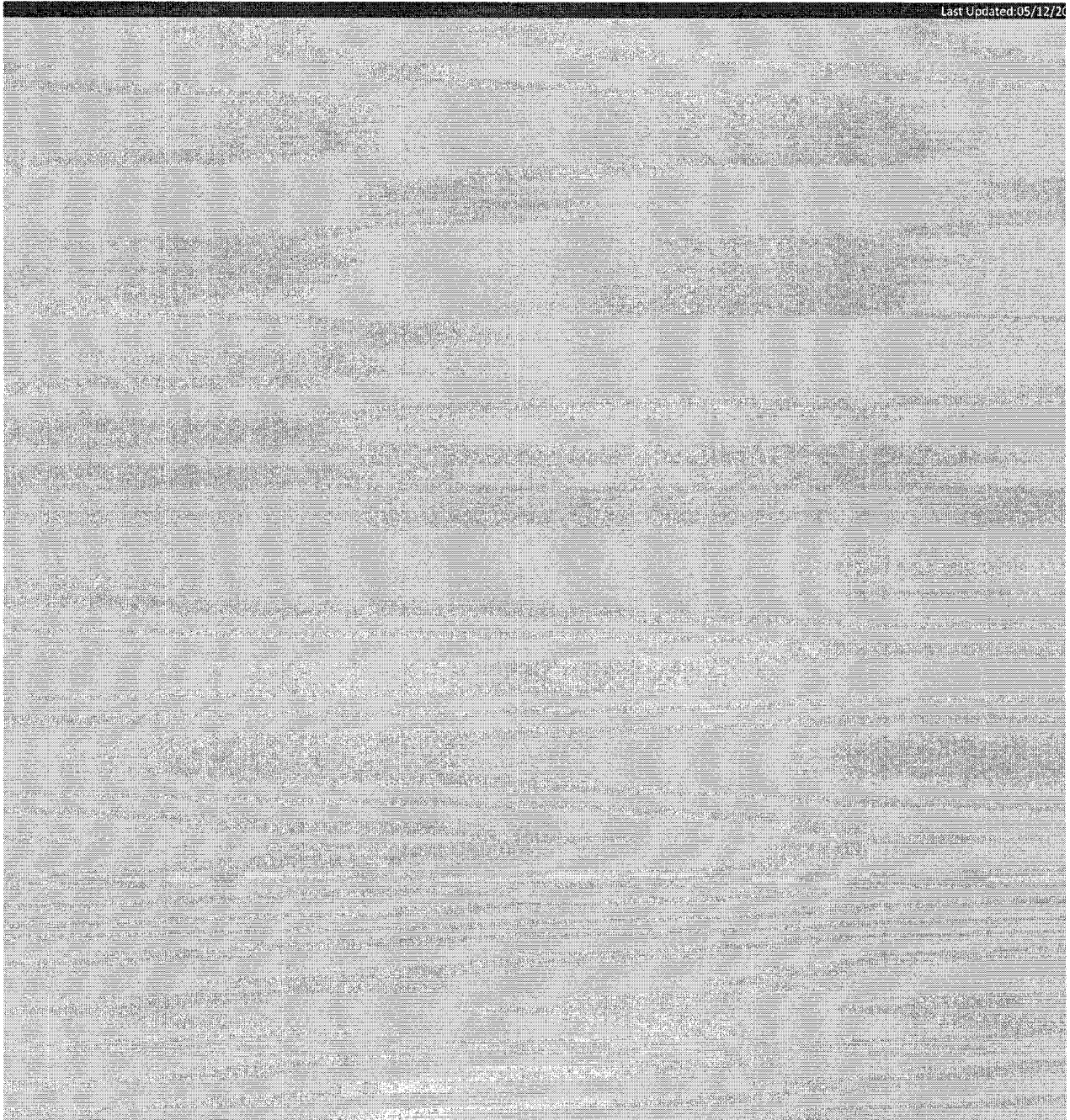
Images



12/6/2024 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:05/12/20



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00282**, 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 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 350

SECTION 04, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013817000 (0925-67)

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

SHERRY D DAWSON LIFE EST and KEITH WEAVER and SHELLEY WEAVER

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.



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 LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-3817-000 CERTIFICATE #: 2023-282

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 encumber the title to said land as listed on page 2 herein.

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 "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 18, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 18, 2025

Tax Account #: **01-3817-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KEITH WEAVER AND SHELLEY WEAVER**

By Virtue of Warranty Deed recorded 12/31/1975 in OR 963/253 together with Enhanced Life Estate Deed recorded 4/21/2021 in OR 8512/1676, Corrective Enhanced Life Estate Deed recorded 6/8/2021 in OR 8548/350, and Death Certificate filed 9/23/2022 ABTRACTOR'S NOTE: SHERRY ORIGINALLY HELD TITLE WITH HER SPOUSE DOUGLAS D. DAWSON OR 963/253 AND WE FOUND NO DEATH CERTIFICATE RECORDED ALTHOUGH DEEDS ABOVE SAY SHE IS WIDOWED.

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **NONE**

4. Taxes:

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

Tax Account #: 01-3817-000

Assessed Value: \$132,204.00

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): **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 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 INFORMATION REPORT FOR TDA

TAX DEED SALE DATE:	<u>SEPT 3, 2025</u>
TAX ACCOUNT #:	<u>01-3817-000</u>
CERTIFICATE #:	<u>2023-282</u>

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

KEITH WEAVER AND
SHELLEY WEAVER
2421 LE RUTH DR
PENSACOLA, FL 32514

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

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 #:01-3817-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR
8548 P 350**

SECTION 04, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 01-3817-000(0925-67)

Prepared by
Walter A. Henry
2421 Le Ruth, Pensacola, FL.
REC. FEE
ST. STP.
FED. STP.
TOTAL

WARRANTY DEED

963 PAGE 253

State of Florida }
Escambia County }

GRANTEE'S ADDRESS

Know All Men by These Presents: That Walter A. Henry, Jr. and
Velma Henry, husband and wife

for and in consideration of Ten Dollars and other good and valuable considerations

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

Douglas D. Dawson and Sherry D. Dawson, husband and wife

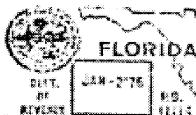
heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the County of Escambia

State of Florida to wit:

Lot 4 and the East 1/2 of Lot 5, Block 8, Ferry Pass Heights Subdivision
being a portion of Section 4, Township 1 South, Range 30 West,
Escambia County, Florida, according to Plat recorded in Plat Book 1,
page 64 of the public records of said county.

Subject to that certain first mortgage in favor of Real Estate
Financing, Inc dated February 2nd 1972 which Douglas D. Dawson
and Sherry D. Dawson h/w do hereby assume and agree to pay.

ESCAMBIA
COUNTY



DOCUMENTARY
SUR TAX
\$06.05

ESCAMBIA
COUNTY



To have and to hold, unto the said grantee and their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And they covenant that they well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that their heirs, executors and administrators, the said grantee and their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hand and seal A. this 1st day of Dec. A.D. 1974

Signed, sealed and delivered in the presence of

W. M. Dorothy P. Schaal
Michael F. Henry

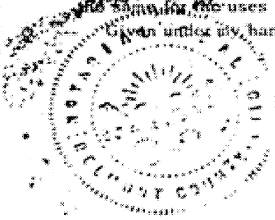
Walter A. Henry, Jr. (SEAL)
Velma Henry (SEAL)
(SEAL)
(SEAL)

State of ~~Florida~~ Ohio }
Bucyrus County }

Before the subscriber personally appeared Walter A. Henry, Jr. and Velma Henry

his wife, known to me to be the individuals described by said name and in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of Dec. 1974



Michael F. Henry
Notary Public

My Commission expires 1-26-79

IN WITNESS F. ST. JAMES

My Commission Expires 1-26-79

CLERK FILE NO.

Dec 31 10 03 AM '75

714855

Recorded in Public Records 4/21/2021 2:10 PM OR Book 8512 Page 1676,
Instrument #2021043182, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by:
Jason R. Mosley
Mosley Law P.A.
4655 Woodbine Rd.
Pace, FL 32571

STATE OF FLORIDA

COUNTY OF ESCAMBIA

ENHANCED LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS, that SHERRY D. DAWSON, a widowed woman, by and through SHELLEY WEAVER, her attorney-in-fact under authority of the Durable Power of Attorney executed on October 15, 2019, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to SHERRY D. DAWSON a life estate described below, with a remainder interest to KEITH WEAVER and SHELLEY WEAVER, husband and wife, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lot 4 and the East one-half (1/2) of Lot 5, Ferry Pass Heights, a recorded subdivision of Sections 4, 15, and 16, Township 1 South, Range 30 West, according to a Plat recorded in Plat Book 1, Page 64, of the Public Records of Escambia, County, Florida.
Parcel Identification No.: 041S300101004008

SHERRY D. DAWSON shall hold a life estate coupled with an unrestricted power to convey during her lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance. Furthermore, she shall have the right to cancel this conveyance and to convey her interest in the property to only herself, or otherwise manage or dispose of the property, in whole or in part, with or without consideration, without liability for claims or debts of remaindermen.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

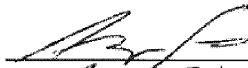
This deed was prepared without benefit of title examination and upon legal descriptions provided by Grantee.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

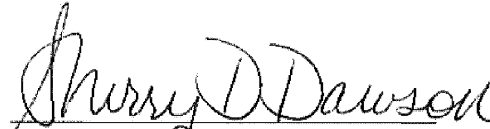
BK: 8512 PG: 1677 Last Page

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 16th day of April, 2021.

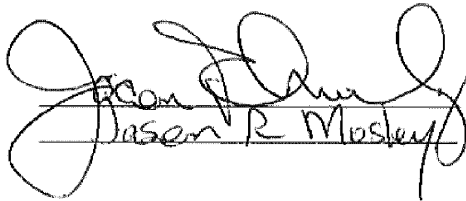
*Signed, sealed and delivered
in the presence of:*



Amy Fisher



Sherry D. Dawson, by Shelley Weaver
As her Attorney-in-fact

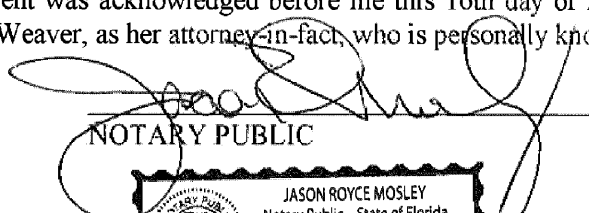


Jason R. Mosley

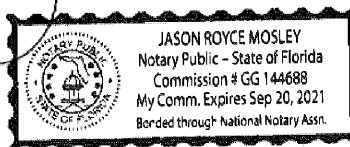
STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 16th day of April, 2021, by Sherry D. Dawson by Shelley Weaver, as her attorney-in-fact, who is personally known to me.



NOTARY PUBLIC



Recorded in Public Records 6/8/2021 3:51 PM OR Book 8548 Page 350,
Instrument #2021063170, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared by:
Jason R. Mosley
Mosley Law P.A.
4655 Woodbine Rd.
Pace, FL 32571

STATE OF FLORIDA

CORRECTIVE

COUNTY OF ESCAMBIA

ENHANCED LIFE ESTATE DEED

KNOW ALL MEN BY THESE PRESENTS, that SHERRY D. DAWSON, a widowed woman, by and through SHELLEY WEAVER, her attorney-in-fact under authority of the Durable Power of Attorney executed on October 15, 2019, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to SHERRY D. DAWSON a life estate described below, with a remainder interest to KEITH WEAVER and SHELLEY WEAVER, husband and wife, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lot 4 and the East one-half (1/2) of Lot 5, Block B, Ferry Pass Heights, a recorded subdivision of Sections 4, 15, and 16, Township 1 South, Range 30 West, according to a Plat recorded in Plat Book 1, Page 64, of the Public Records of Escambia, County, Florida.
Parcel Identification No.: 041S300101004008

SHERRY D. DAWSON shall hold a life estate coupled with an unrestricted power to convey during her lifetime, which includes the power to sell, gift, mortgage, lease and otherwise dispose of the property, and to retain the proceeds from the conveyance. Furthermore, she shall have the right to cancel this conveyance and to convey her interest in the property to only herself, or otherwise manage or dispose of the property, in whole or in part, with or without consideration, without liability for claims or debts of remaindermen.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

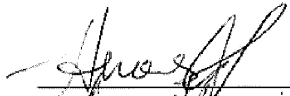
This deed was prepared without benefit of title examination and upon legal descriptions provided by Grantee. This deed was executed to correct the legal description of that certain deed recorded at Book 8512, Page 1676, which deed omitted the "Block B" in the legal description therein.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.


BK: 8548 PG: 351 Last Page

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 8th day of June, 2021.

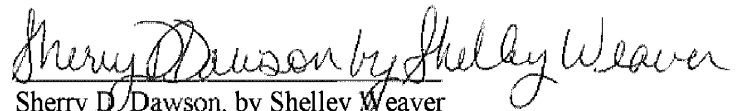
*Signed, sealed and delivered
in the presence of:*



Jason Royce Mosley



Jason R Mosley

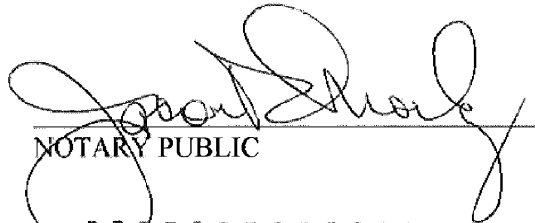


Sherry D Dawson, by Shelley Weaver
As her Attorney-in-fact

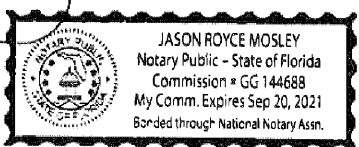
STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 8th day of June, 2021, by Sherry D. Dawson by Shelley Weaver, as her attorney-in-fact, who is personally known to me.



NOTARY PUBLIC


JASON ROYCE MOSLEY
Notary Public - State of Florida
Commission # GG 144688
My Comm. Expires Sep 20, 2021
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00282 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:

SHERRY D DAWSON LIFE EST 2421 LE RUTH DR PENSACOLA, FL 32514	KEITH WEAVER 2421 LE RUTH DR PENSACOLA, FL 32514
--	--

SHELLEY WEAVER 2421 LE RUTH DR PENSACOLA, FL 32514
--

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00282**, 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 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 350

SECTION 04, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013817000 (0925-67)

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

SHERRY D DAWSON LIFE EST and KEITH WEAVER and SHELLEY WEAVER

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.

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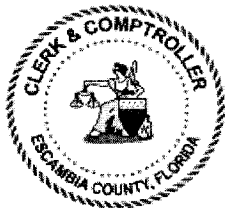
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Post Property:

2421 LE RUTH DR 32514



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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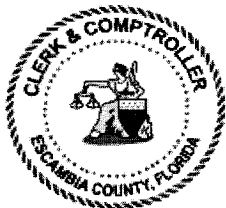
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Personal Services:

SHERRY D DAWSON LIFE EST
2421 LE RUTH DR
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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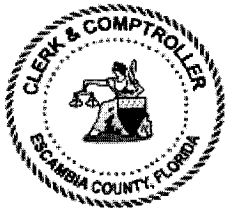
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Personal Services:

KEITH WEAVER
2421 LE RUTH DR
PENSACOLA, FL 32514



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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SHELLEY WEAVER
2421 LE RUTH DR
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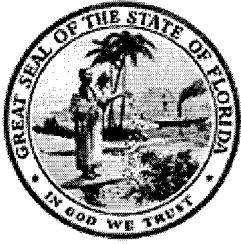
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale

Account: 013817000 Certificate Number: 000282 of 2023

Date Of
Redemption

7/25/2025



Clerk's Check

1

Clerk's Total

\$774.00

Postage

\$0.00

Tax Deed Court Registry \$740.00

Payor Name

SHELLEY D WEAVER & KEITH W WEAVER
2421 LE RUTH DR
PENSACOLA FL 32514



Notes



Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0925-67

Document Number: ECSO25CIV028293NON

Agency Number: 25-008114

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00282 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SHERRY D DAWSON LIFE EST AND KEITH WEAVER AND SHELLEY WEAVER
Defendant:

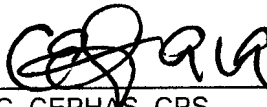
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/28/2025 at 9:13 AM and served same on SHERRY D DAWSON LIFE EST , in ESCAMBIA COUNTY, FLORIDA, at 8:15 AM on 7/29/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: AUDREY WEAVER, SISTER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

008114

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 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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Dated this 21st day of July 2025.

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

Personal Services:

SHERRY D DAWSON LIFE EST
2421 LE RUTH DR
PENSACOLA, FL 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2025 JUL 28 AM 9:13

RECEIVED

✓

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

R
0925.67

Document Number: ECSO25CIV028296NON

Agency Number: 25-008115

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00282 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SHERRY D DAWSON LIFE EST AND KEITH WEAVER AND SHELLEY WEAVER
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/28/2025 at 9:13 AM and served same on KEITH WEAVER , in ESCAMBIA COUNTY, FLORIDA, at 8:15 AM on 7/29/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: AUDREY WEAVER, CO-RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

008115

WARNING

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ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
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ESCAMBIA COUNTY
SHERIFF'S OFFICE
CIVIL UNIT

2025 JUL 28 AM 9:13

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0925.67

Document Number: ECSO25CIV028301NON

Agency Number: 25-008116

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00282 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SHERRY D DAWSON LIFE EST AND KEITH WEAVER AND SHELLEY WEAVER
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/28/2025 at 9:13 AM and served same on SHELLEY WEAVER , in ESCAMBIA COUNTY, FLORIDA, at 8:15 AM on 7/29/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: AUDREY WEAVER, CO-RESIDENT, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C. CEPHAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

SHELLEY WEAVER
2421 LE RUTH DR
PENSACOLA, FL 32514



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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2025 JUL 28 AM 9:13
RECEIVED
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

SHERRY D DAWSON LIFE EST
[0925-67]
2421 LE RUTH DR
PENSACOLA, FL 32514

9171 9690 0935 0127 1697 24

KEITH WEAVER [0925-67]
2421 LE RUTH DR
PENSACOLA, FL 32514

9171 9690 0935 0127 1697 31

SHELLEY WEAVER [0925-67]
2421 LE RUTH DR
PENSACOLA, FL 32514

9171 9690 0935 0127 1697 48

reduced

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0925.67

Document Number: ECSO25CIV028347NON

Agency Number: 25-008148

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #00282 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: SHERRY D DAWSON LIFE EST AND KEITH WEAVER AND SHELLEY WEAVER

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 8:10 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, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

008148

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 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. 00282**, 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 4 & E 1/2 LT 5 BLK 8 FERRY PASS HTS PB 1 P 64 SEC 4/15/16 T 1S R 30 W OR 8512 P 1676 OR 8548 P 350

SECTION 04, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 013817000 (0925-67)

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

SHERRY D DAWSON LIFE EST and KEITH WEAVER and SHELLEY WEAVER

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:

2421 LE RUTH DR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2025 JUL 28 AM 9:15
RECEIVED
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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 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 – 09-03-2025 – TAX CERTIFICATE #'S 00282

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, 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=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.08.21 11:36:41 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of AUGUST
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:43:32 -05'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



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

Page 1 of 1

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TAX ACCOUNT NUMBER 013817000
(0925-67)

The assessment of the said property under the said certificate issued was in the name of SHERRY D DAWSON LIFE EST and KEITH WEAVER and SHELLEY WEAVER

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 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