



# 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

0216-10

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 28, 2025
Property description	HARRISON KATHERLYN DUBOSE 24/120 INT HENDERSON BRENDYL JOANN 12/120 INT C/O LISA L HARRISON 128 HARVEST LN WINDSOR, CT 06095 5051 GRANDE DR G5 03-3562-198 BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT (Full legal attached.)	Certificate #	2023 / 1350
		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)
# 2023/1350	06/01/2023	3,296.56	164.83	3,461.39
→ Part 2: Total*				3,461.39

## 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)
# 2024/1438	06/01/2024	3,690.26	6.25	236.79	3,933.30
Part 3: Total*					3,933.30

## 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)	7,394.69
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,566.74
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)	11,336.43

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida

Date April 30th, 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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Signature, Clerk of Court or Designee	Date of sale <u>02/04/2026</u>

**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 NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT ANG FROM R/W LI 535 FT N 23 DEG 42 MIN 20 SEC E 44 70/100 FT N 66 DEG 17 MIN 40 SEC W 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 26 42/100 FT S 66 DEG 17 MIN 40 SEC E 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 65 98/100 FT S 66 DEG 17 MIN 40 SEC E 115 57/100 FT FOR POB S 66 DEG 17 MIN 40 SEC E 26 47/100 F T N 23 DEG 42 MIN 20 SEC E 97 14/100 FT N 66 DEG 17 MIN 40 SEC W 26 47/100 FT S 23 DEG 42 MIN 20 SEC W 97 14/100 FT TO POB UNIT G-5 BLDG G TOWNE SQUARE UNRECORDED OR 8685 P 1833 OR 8787 P 678 SHEET J

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500540

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC

PO BOX 69239

BALTIMORE, MD 21264-9239,

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
03-3562-198	2023/1350	06-01-2023	BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT ANG FROM R/W LI 535 FT N 23 DEG 42 MIN 20 SEC E 44 70/100 FT N 66 DEG 17 MIN 40 SEC W 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 26 42/100 FT S 66 DEG 17 MIN 40 SEC E 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 65 98/100 FT S 66 DEG 17 MIN 40 SEC E 115 57/100 FT FOR POB S 66 DEG 17 MIN 40 SEC E 26 47/100 FT N 23 DEG 42 MIN 20 SEC E 97 14/100 FT N 66 DEG 17 MIN 40 SEC W 26 47/100 FT S 23 DEG 42 MIN 20 SEC W 97 14/100 FT TO POB UNIT G-5 BLDG G TOWNE SQUARE UNRECORDED OR 8685 P 1833 OR 8787 P 678 SHEET J

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

ATCF II FLORIDA-A, LLC

PO BOX 69239

BALTIMORE, MD 21264-9239

\_\_\_\_\_  
Applicant's signature

04-28-2025  
Application Date



# 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					
Parcel ID:	331S307550005007				
Account:	033562198				
Owners:	HARRISON KATHERLYN DUBOSE 24/120 INT HENDERSON BRENDYL JOANN 12/120 INT DUBOSE MICHAEL J 12/120 INT DUBOSE LORI 12/120 INT... ↗				
Mail:	C/O LISA L HARRISON 128 HARVEST LN WINDSOR, CT 06095				
Situs:	5051 GRANDE DR G5 32504				
Use Code:	SINGLE FAMILY - TOWNHOME ↗				
Taxing Authority:	PENSACOLA CITY LIMITS				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				
Sales Data Type List: ↗					
Sale Date	Book	Page	Value	Type	Multi Parcel Records
05/18/2022	8787	677	\$100	OT	Y ↗
05/11/2022	8787	678	\$100	CJ	N ↗
12/17/2021	8685	1833	\$100	CJ	N ↗
12/1986	2323	933	\$68,100	WD	N ↗
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

Assessments					
Year	Land	Imprv	Total	Cap Val	
2024	\$20,000	\$182,101	\$202,101	\$202,101	
2023	\$20,000	\$172,739	\$192,739	\$192,739	
2022	\$20,000	\$150,130	\$170,130	\$170,130	

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

2024 Certified Roll Exemptions					
None					
Legal Description					
BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT ANG FROM... ↗					
Extra Features					
None					

[Parcel Information](#)
[Launch Interactive Map](#)

**Section  
Map Id:**  
**33-1S-30-3**

Approx.  
Acreage:  
0.0654

Zone  
R-ZL

## Evacuation & Flood Information Open Report

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

## Buildings

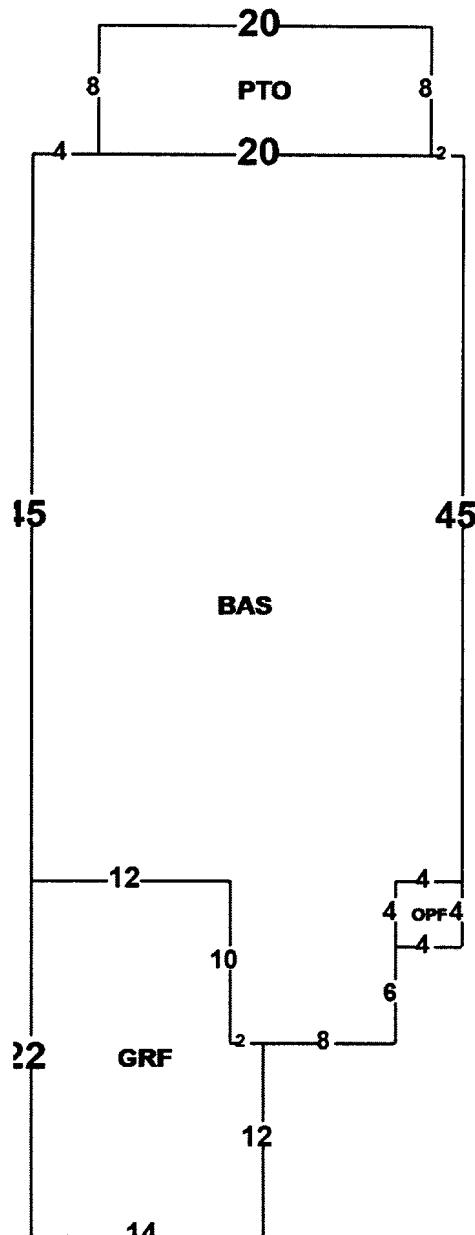
Address: 5051 GRANDE DR G5, Improvement Type: TOWNHOUSE, Year Built: 1986, Effective Year: 1995, PA Building ID#: 61652

**Structural Elements**

DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE-HI PITCH  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

**Areas - 1734 Total SF**

BASE AREA - 1270  
GARAGE FIN - 288  
OPEN PORCH FIN - 16  
PATIO - 160

**Images**

4/16/2024 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.

Escambia County Property Appraiser - Owner Listing  
**Parcel ID: 331S307550005007/ Account: 033562198**

HARRISON KATHERLYN DUBOSE 24/120 INT  
HENDERSON BRENDA JOANN 12/120 INT  
DUBOSE MICHAEL J 12/120 INT  
DUBOSE LORI 12/120 INT  
DUBOSE TRACEY DELORES 4/120 INT  
DICKERSON DEREK ANTHONY 4/120 INT  
DUBOSE CARLA MARIE 4/120 INT  
CHEATHAM SHELLI D 8/120 INT  
YAMINI JANICE 8/120 INT  
SMITH KATRINA DUBOSE 8/120 INT  
SPATES RALPH E 6/120 INT  
DUBOSE VIOLETTA 6/120 INT  
DUBOSE EVER CAROL 6/120 INT  
DUBOSE NAT SANFRE 3/120 INT  
DUBOSE KALIMBA ALIA 3/120 INT

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01350**, 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:

(see attached)

**SECTION 33, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 033562198 (0226-10)**

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

**KATHERLYN DUBOSE HARRISON 24/120 INT and BRENDRYL JOANN HENDERSON 12/120 INT  
and MICHAEL J DUBOSE 12/120 INT and LORI DUBOSE 12/120 INT and TRACEY DELORES  
DUBOSE 4/120 INT and DEREK ANTHONY DICKERSON 4/120 INT and CARLA MARIE DUBOSE  
4/120 INT and SHELLI D CHEATHAM 8/120 INT and JANICE YAMINI 8/120 INT and KATRINA  
DUBOSE SMITH 8/120 INT and RALPH E SPATES 6/120 INT and VIOLETTA DUBOSE 6/120 INT  
and CAROL EVER DUBOSE 6/120 INT and NAT SANFRE DUBOSE 3/120 INT and KALIMBA ALIA  
DUBOSE 3/120 INT**

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 February, which is the 4th day of February 2026.**

Dated this 23rd 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

## **LEGAL DESCRIPTION**

BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT ANG FROM R/W LI 535 FT N 23 DEG 42 MIN 20 SEC E 44 70/100 FT N 66 DEG 17 MIN 40 SEC W 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 26 42/100 FT S 66 DEG 17 MIN 40 SEC E 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 65 98/100 FT S 66 DEG 17 MIN 40 SEC E 115 57/100 FT FOR POB S 66 DEG 17 MIN 40 SEC E 26 47/100 F T N 23 DEG 42 MIN 20 SEC E 97 14/100 FT N 66 DEG 17 MIN 40 SEC W 26 47/100 FT S 23 DEG 42 MIN 20 SEC W 97 14/100 FT TO POB UNIT G-5 BLDG G TOWNE SQUARE UNRECORDED OR 8685 P 1833 OR 8787 P 678 SHEET J



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

**Tax Deed Sales - Redeemed From Sale**

Account: 033562198 Certificate Number: 001350 of 2023

Date Of  
Redemption

Clerk's Check  Clerk's Total

Postage  Tax Deed Court Registry

Payor Name

Notes

Commit Redemption

# 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 #: 03-3562-198 CERTIFICATE #: 2023-1350

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: November 14, 2005 to and including November 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: November 15, 2025

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

November 15, 2025  
Tax Account #: **03-3562-198**

1. The Grantee(s) of the last deed(s) of record is/are: **KATHERLYN DUBOSE HARRISON, BRENDRYL JOANN HENDERSON, MICHAEL J DUBOSE, LORI DUBOSE, TRACEY DELORES DUBOSE, DEREK ANTHONY DICKERSON, CARLA MARIE DUBOSE, SHELLI D CHEATHAM, JANICE YAMINI, KATRINA DUBOSE SMITH, VIOLETTA DUBOSE, EVER CAROL DUBOSE, NAT SANFRE DUBOSE, KALIMBA ALIA DUBOSE, AND THE ESTATE OF RALPH EDWARD SPATES**

**By Virtue of Order Determining Homestead recorded 12/20/2021 in OR 8685/1833 together with Death Certificate recorded 5/18/2022 in OR 8787/677, Personal Representative's Deed recorded 5/18/2022 in OR 8787/678, and Death Certificate recorded 5/15/2025 in OR 9318/593**

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. **Lien in favor of Emerald Coast Utilities Authority recorded 6/18/2019 – OR 8114/1998**
4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 03-3562-198**

**Assessed Value: \$202,101.00**

**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): **TOWNE SQUARE HOMEOWNERS ASSOCIATION OF PENSACOLA 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 INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** FEB 4, 2026

**TAX ACCOUNT #:** 03-3562-198

**CERTIFICATE #:** 2023-1350

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 2025 tax year.

KATHERLYN DUBOSE HARRISON  
BRENDYL JOANN HENDERSON  
MICHAEL J DUBOSE  
LORI DUBOSE  
TRACEY DELORES DUBOSE  
DEREK ANTHONY DICKERSON  
CARLA MARIE DUBOSE  
SHELLI D CHEATHAM  
JANICE YAMINI  
KATRINA DUBOSE SMITH  
EST OF RALPH E SPATES  
VIOLETTA DUBOSE  
EVER CAROL DUBOSE  
NAT SANFRE DUBOSE  
KALIMBA ALIA DUBOSE  
C/O LISA L HARRISON  
128 HARVEST LN  
WINDSOR, CT 06095

KATHERLYN DUBOSE HARRISON  
BRENDYL JOANN HENDERSON  
MICHAEL J DUBOSE  
LORI DUBOSE  
TRACEY DELORES DUBOSE  
DEREK ANTHONY DICKERSON  
CARLA MARIE DUBOSE  
SHELLI D CHEATHAM  
JANICE YAMINI  
KATRINA DUBOSE SMITH  
EST OF RALPH E SPATES  
VIOLETTA DUBOSE  
EVER CAROL DUBOSE  
NAT SANFRE DUBOSE  
KALIMBA ALIA DUBOSE  
C/O LISA L HARRISON  
5051 GRANDE DR G5  
PENSACOLA, FL 32504

**CONTINUED ON PAGE 4**

**CONTINUED FROM PAGE 3**

**KATHERLYN DUBOSE HARRISON  
29 WOOLAM RD  
EAST WINDSOR, CT 06088**

**MICHAEL J DUBOSE  
11012 OLD YORK RD  
BOWIE, MD 20721**

**TRACEY DELORES DUBOSE  
CARLA MARIE DUBOSE  
DEREK ANTHONY DICKERSON  
801 NORTHPOINTE PL  
LOMPOC, CA 93436**

**JANICE YAMINI  
2840 CATALINA DR  
DACAUTUR, GA 30032**

**VIOLETTA DUBOSE  
4530 FORT TOTTEN DR NE #301  
WASHINGTON, DC 20011**

**NAT SANFRE DUBOSE  
JAKTHORNSGATAN 100  
656 32 KARLSTAD, SWEDEN**

**EST OF RALPH EDWARD SPATES  
1703 J ST  
PENSACOLA, FL 32501**

**EMERALD COAST UTILITIES AUTHORITY  
9255 STURDEVANT ST  
PENSACOLA, FL 32514-0311**

**MARK J NOVATKA AGENT OF  
TOWNE SQUARE HOMEOWNERS ASSOCIATION OF PENSACOLA INC  
5051 GRANDE DR BOX 11  
PENSACOLA, FL 32504**

**BRENDYL JOANN HENDERSON  
PO BOX 10326  
6207 SARAH DR  
PENSACOLA, FL 32503**

**LORI DUBOSE  
40321 PANTANO RD  
PALMDALE, CA 93550**

**SHELLI D CHEATHAM  
8727 WEATHERED STONE WAY  
LAUREL, MD 20723**

**KATRINA DUBOSE SMITH  
5421 SALEMSPRINGS DR  
LITHONIA, GA 30038**

**EVER CAROL DUBOSE  
3404 10TH ST NE  
WASHINGTON, DC 20017**

**KALIMBA ALIA DUBOSE  
3026 GWYNNS FALLS PKWY  
BALTIMORE, MD 21216**

**BETTY J WARNER  
RALPH E SPATES  
5755 TRYTON CIR  
PENSACOLA, FL 32526-2237**

**Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 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**

**November 15, 2025**  
**Tax Account #:03-3562-198**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66  
DEG 17 MIN 40 SEC W AT RT ANG FROM R/W LI 535 FT N 23 DEG 42 MIN 20 SEC E 44 70/100 FT  
N 66 DEG 17 MIN 40 SEC W 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 26 42/100 FT S 66 DEG 17 MIN  
40 SEC E 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 65 98/100 FT S 66 DEG 17 MIN 40 SEC E 115 57/100  
FT FOR POB S 66 DEG 17 MIN 40 SEC E 26 47/100 F T N 23 DEG 42 MIN 20 SEC E 97 14/100 FT N 66  
DEG 17 MIN 40 SEC W 26 47/100 FT S 23 DEG 42 MIN 20 SEC W 97 14/100 FT TO POB UNIT G-5  
BLDG G TOWNE SQUARE UNRECORDED OR 8685 P 1833 OR 8787 P 678 SHEET J**

**SECTION 33, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-3562-198(0226-10)**

This instrument prepared by:  
Karen Sunnenberg  
Karen Sunnenberg, P.A.  
201 East Government Street  
Pensacola, Florida 32502

**PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BY THIS DEED, **RALPH E. SPATES**, the duly qualified Personal Representative of the Estate of **GLORIA ANTIONETTE COLEMAN**, deceased, whose address is 5755 Tryton Circle, Pensacola, Florida 32526-2237, party of the first part/Grantor, and **RALPH E. SPATES**, an unmarried man, whose address is 5755 Tryton Circle, Pensacola, Florida 32526-2237, party of the second part.

WITNESSETH:

WHEREAS, **GLORIA ANTIONETTE COLEMAN** died intestate, a resident of Escambia County, Florida, on December 12, 2017, and at the time of her death, **GLORIA ANTIONETTE COLEMAN** was an heir to the Estate of **EVELYN DUBOSE**, who died intestate on August 5, 2017, and title to the real property hereinafter described passed from the Estate of **EVELYN DUBOSE** to her heirs pursuant to the *Order Determining Homestead Status of Real Property* entered on December 17, 2021 in the Estate of **EVELYN DUBOSE**, from which the Estate of **GLORIA ANTIONETTE COLEMAN** received a 6/120 share of the real property hereinafter described;

WHEREAS, the party of the first part/Grantor, wishes to distribute the Estate of **GLORIA ANTIONETTE COLEMAN**'s share of said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the Estate of **GLORIA ANTIONETTE COLEMAN**, the Grantor has released to the party of the second part the right to sell or encumber said property and grants, conveys, and confirms unto the party of the second part, his heirs and assigns forever, all of the interest of said Decedent in and to the real property situated in Escambia County, Florida, described as follows:

**Parcel ID Number**

Parcel ID# 33-1S-3075-500-050-07 (5051 Grande Drive, Unit G-5, Pensacola, Florida 32504)

**Legal Description**

BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT ANG FROM R/W LI 535 FT N 23 DEG 42 MIN 20 SEC E 44 70/100 FT N 66 DEG 17 MIN 40 SEC W 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 26 42/100 FT S 66 DEG 17 MIN 40 SEC E 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 65 98/100 FT S 66

DEG 17 MIN 40 SEC E 115 57/100 FT FOR POB S 66 DEG 17 MIN 40 SEC E 26 47/100 FT N 23 DEG 42 MIN 20 SEC E 97 14/100 FT N 66 DEG 17 MIN 40 SEC W 26 47/100 FT S 23 DEG 42 MIN 20 SEC W 97 14/100 FT TO POB UNIT G-5 BLDG G TOWNE SQUARE UNRECORDED OR 8685 P 1833 SHEET J

The Grantor attests that this property was not the homestead of **GLORIA ANTIONETTE COLEMAN**, at the date of her death, and she left no spouse nor minor children surviving her.

THE PREPARER OF THIS DEED REPRESENTS THAT SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND THAT SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belong to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current years.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of **GLORIA ANTIONETTE COLEMAN**, has executed this instrument under seal on the date aforesaid.



RALPH E. SPATES, as Personal Representative of the  
Estate of **GLORIA ANTIONETTE COLEMAN**  
Grantor

Signed and Sealed  
in the presence of these two witnesses:



Witness #1 signature  
Print name: Lynette D. Monroe



Witness #2 signature  
Print name: Amber Brumley

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 11 day of MAY, 2022, by **RALPH E. SPATES**.

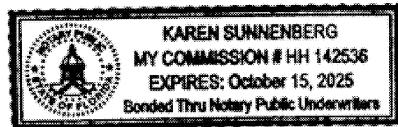
Personally known

or

Produced identification

Type of identification produced: \_\_\_\_\_

[SEAL]



*Karen Sunnenberg*  
NOTARY PUBLIC, State of Florida  
Commission No.: HH 142536  
Commission Expires: October 15, 2025

Page 3 of 3

Recorded in Public Records 6/18/2019 11:26 AM OR Book 8114 Page 1998,  
 Instrument #2019053372, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

This Instrument Was Prepared  
 By And Is To Be Returned To:  
Processing,  
 Emerald Coast Utilities Authority  
 9255 Sturdevant Street  
 Pensacola, Florida 32514-0311



### NOTICE OF LIEN

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR (60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT ANG FROM R/W LI 535 FT N 23 DEG 42 MIN 20 SEC E 44 70/100 FT N 66 DEG 17 MIN 40 SEC W 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 26 42/100 FT S 66 DEG 17 MIN 40 SEC E 2 50/100 FT N 23 DEG 42 MIN 20 SEC E 65 98/100 FT S 66 DEG 17 MIN 40 SEC E 115 57/100 FT FOR POB S 66 DEG 17 MIN 40 SEC E 26 47/100 F T N 23 DEG 42 MIN 20 SEC E 97 14/100 FT N 66 DEG 17 MIN 40 SEC W 26 47/100 FT  
 Customer: EVELYN DUBOSE

Account Number: 202191-50482

Amount of Lien: \$491.42, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 06/07/2019

EMERALD COAST UTILITIES AUTHORITY

BY:

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of June, 2019, by Sabrina Murphy of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



John W. Gaines, III  
 Notary Public  
 State of Florida  
 My Commission Expires June 26, 2021  
 Commission No. 118462

John W. Gaines, III  
 Notary Public - State of Florida

RWK:ls  
 Revised 05/31/11