



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

0226.10

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 # Date certificate issued	2023 / 1350 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. 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>02/04/2026</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.

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 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 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

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

04-28-2025
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:	331S307550005007						Year	Land	Imprv	Total	Cap Val
Account:	033562198						2024	\$20,000	\$182,101	\$202,101	\$202,101
Owners:	HARRISON KATHERLYN DUBOSE 24/120 INT HENDERSON BRENDYL JOANN 12/120 INT DUBOSE MICHAEL J 12/120 INT DUBOSE LORI 12/120 INT...						2023	\$20,000	\$172,739	\$192,739	\$192,739
Mail:	C/O LISA L HARRISON 128 HARVEST LN WINDSOR, CT 06095						2022	\$20,000	\$150,130	\$170,130	\$170,130
Situs:	5051 GRANDE DR G5 32504						Disclaimer				
Use Code:	SINGLE FAMILY - TOWNHOME						Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS						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				
05/18/2022	8787	677	\$100	OT	Y		Legal Description				
05/11/2022	8787	678	\$100	CJ	N		BEG AT NORTHERN TERMINUS OF W R/W LI OF GRANDE DR				
12/17/2021	8685	1833	\$100	CJ	N		(60 FT R/W) PB 12 P 56 N 66 DEG 17 MIN 40 SEC W AT RT				
12/1986	2323	933	\$68,100	WD	N		ANG FROM...				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features				
							None				

Parcel Information

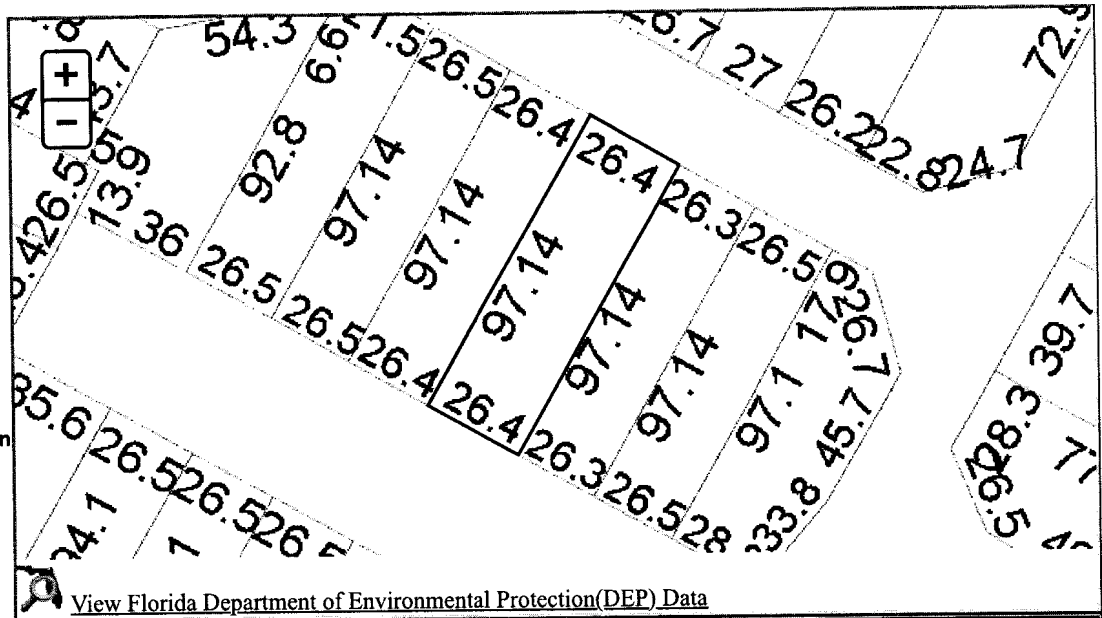
[Launch Interactive Map](#)

Section
Map Id:
33-15-30-3

Approx.
Acreage:
0.0654

Zoned:
R-ZL

Evacuation
& Flood
Information
[Open
Report](#)

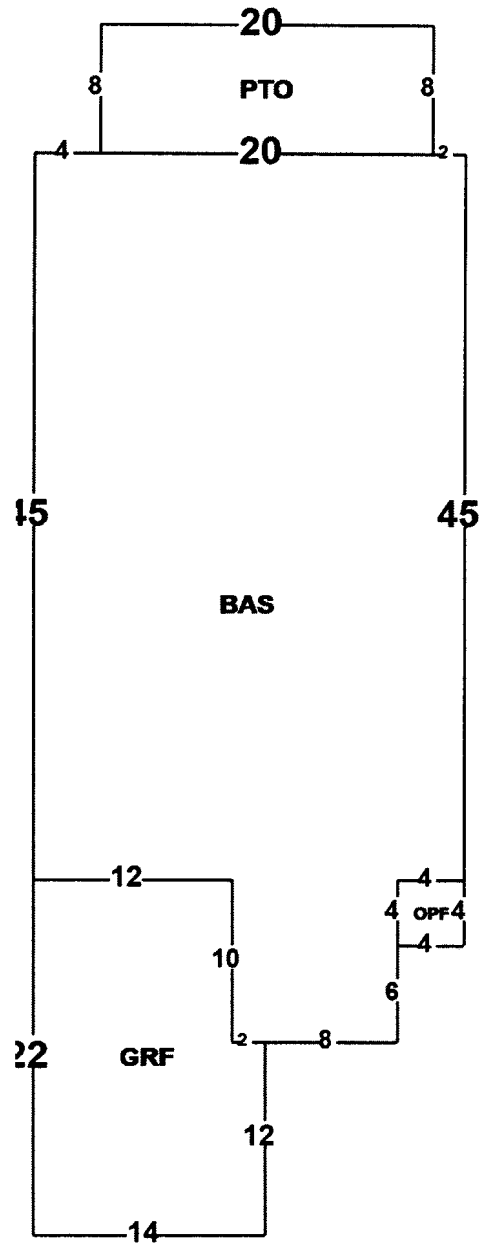


Structural Elements

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.

Last Updated: 05/21/2025 (tc.3553)

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

HARRISON KATHERLYN DUBOSE 24/120 INT
HENDERSON BRENDYL 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)

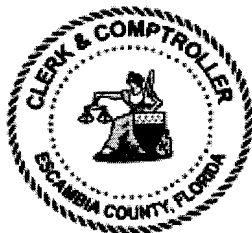
The assessment of the said property under the said certificate issued was in the name of

KATHERLYN DUBOSE HARRISON 24/120 INT and BRENDYL 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.



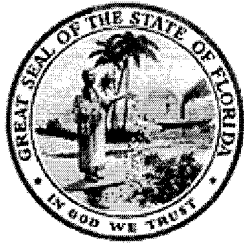
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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

Redeemed From Sale



**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

7/29/2025



Clerk's Check

1

Clerk's Total

\$828.00

Postage

\$0.00

Tax Deed Court Registry \$794.00

Payor Name

MICHAEL J DUBOSE
128 HARVEST LN
WINDSOR CT 06095



Notes



Submit

Reset

Print Preview

Print Receipt

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, 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, 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	
<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>2025</u> 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
DACATUR, 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 19th 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# 33-15-3075-500-050-07 (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 Brunske

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

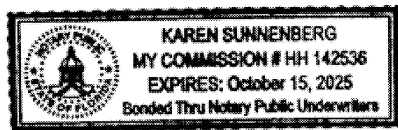
Sworn to and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 11 day of MAY, 2022, by **RALPH E. SPATES**.

☒ 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

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 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

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

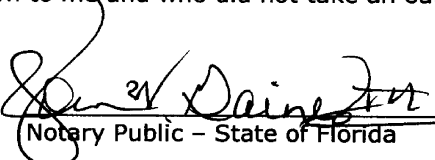
BY: 

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7th day of June, 20 19, 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. 115482


Notary Public - State of Florida

RWK:ls
Revised 05/31/11