

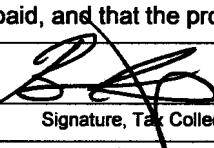


# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C.  
Effective 07/19  
Page 1 of 2

1225.32

<b>Part 1: Tax Deed Application Information</b>				
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025	
Property description	SANTOS FRANK F JR & SANTOS SANDRA G TRUSTEES FOR 3035 BARONNE ST PENSACOLA, FL 32526 3035 BARONNE ST 10-1532-281 BEG AT NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 AL (Full legal attached.)	Certificate #	2023 / 4970	
		Date certificate issued	06/01/2023	
<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2023/4970	06/01/2023	622.20	31.11	653.31
<b>→Part 2: Total*</b>				<b>653.31</b>
<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>				
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)
# 2024/5079	06/01/2024	2,282.61	6.25	156.93 2,445.79
<b>Part 3: Total*</b>				<b>2,445.79</b>
<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>				
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				3,099.10
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				2,154.63
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. <b>Total Paid (Lines 1-6)</b>				<b>5,628.73</b>
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:	<u>Escambia, Florida</u>			
		Signature, Tax Collector or Designee		
Date <u>April 24th, 2025</u>				
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>12/03/2025</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 NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 ALG E 75 FT N 76 DEG E 165 FT TO POB PART OF LT 7 BLK B 1ST ADDN BAYOU MARCUS HTS PB 6 P 61 OR 1221 P 591 OR 6690 P 1303 OR 6798 P 53

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500233

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

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
10-1532-281	2023/4970	06-01-2023	BEG AT NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 ALG E 75 FT N 76 DEG E 165 FT TO POB PART OF LT 7 BLK B 1ST ADDN BAYOU MARCUS HTS PB 6 P 61 OR 1221 P 591 OR 6690 P 1303 OR 6798 P 53

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

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



# Gary "Bubba" Peters

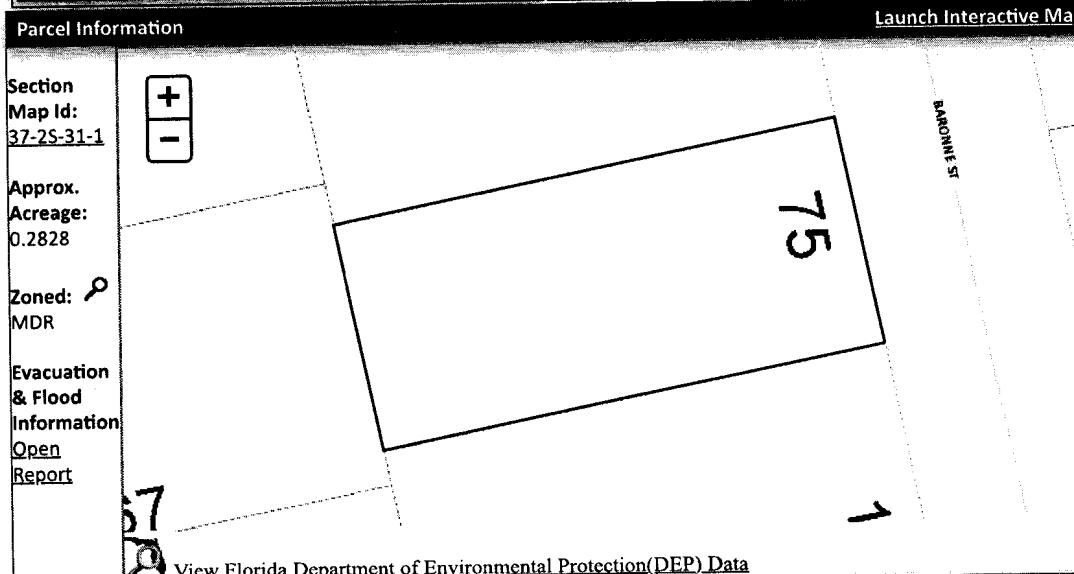
## Escambia County Property Appraiser

[Real Estate Search](#)[Tangible Property Search](#)[Sale List](#)[Back](#)← [Nav. Mode](#)  [Account](#)  [Parcel ID](#) →[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	372S311309070002	Year	Land	Imprv	Total	Cap Val
Account:	101532281	2024	\$18,200	\$133,850	\$152,050	\$152,050
Owners:	SANTOS FRANK F JR & SANTOS SANDRA G TRUSTEES FOR SANTOS LIVING TRUST 11/09/2010	2023	\$18,200	\$126,780	\$144,980	\$144,980
Mail:	C/O REAGHAN SATURLEY 3035 BARONNE ST PENSACOLA, FL 32526	2022	\$11,760	\$114,931	\$126,691	\$75,750
Situs:	3035 BARONNE ST 32526	<a href="#">Disclaimer</a>				
Use Code:	SINGLE FAMILY RESID	<a href="#">Tax Estimator</a>				
Taxing Authority:	COUNTY MSTU	<a href="#">Change of Address</a>				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</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
12/30/2024	9258	633	\$100	TR	N	
04/04/2011	6798	53	\$100	WD	N	
11/09/2010	6690	1303	\$100	WD	N	
01/1972	655	22	\$18,000	WD	N	
01/1971	571	565	\$6,600	WD	Y	

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

[Buildings](#)

Address: 3035 BARONNE ST, Improvement Type: SINGLE FAMILY, Year Built: 1972, Effective Year: 1972, PA Building ID#: 112339

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VENEER  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-5  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

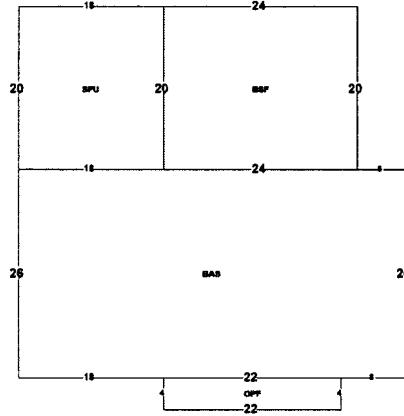
 Areas - 2176 Total SF

BASE AREA - 1248

BASE SEMI FIN - 480

OPEN PORCH FIN - 88

SCRN PORCH UNF - 360



Images



7/22/2021 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 05/15/20

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025038229 5/23/2025 9:50 AM  
OFF REC BK: 9322 PG: 462 Doc Type: TDN

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04970**, 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:

**BEG AT NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 ALG E 75 FT N 76 DEG E 165 FT TO POB PART OF LT 7 BLK B 1ST ADDN BAYOU MARCUS HTS PB 6 P 61 OR 1221 P 591 OR 6690 P 1303 OR 6798 P 53**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101532281 (1225-32)**

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

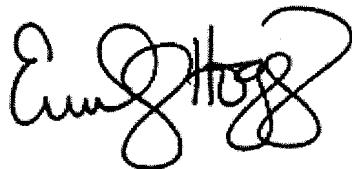
**FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST and SANDRA G SANTOS  
TRUSTEE FOR SANTOS LIVING TRUST**

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

Dated this 22nd 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 #: 10-1532-281 CERTIFICATE #: 2023-4970

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: September 11, 2005 to and including September 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: September 12, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

September 12, 2025  
Tax Account #: **10-1532-281**

1. The Grantee(s) of the last deed(s) of record is/are: **REAGHAN SATURLEY A/K/A REAGAN A SHAW**

**By Virtue of Warranty Deed recorded 1/16/2025 in OR 9258/633**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Judgment in favor of Florida State Employees Federal Credit Union recorded 8/20/2014 – OR 7214/188**
4. Taxes:

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

**Tax Account #: 10-1532-281**

**Assessed Value: \$152,599.00**

**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:** DEC 3, 2025

**TAX ACCOUNT #:** 10-1532-281

**CERTIFICATE #:** 2023-4970

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

**YES      NO**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2024 tax year.

**REAGHAN SATURLEY**  
A/K/A REAGAN A SHAW  
**FRANK F SANTOS JR AND**  
**SANDRA G SANTOS TRUSTEES FOR**  
**SANTOS LIVING TRUST 11/09/2010**  
**3035 BARONNE ST**  
**PENSACOLA, FL 32526**

**FLORIDA STATE EMPLOYEES**  
**FEDERAL CREDIT UNION**  
**PO BOX 11003**  
**PENSACOLA, FL 32524**

**REAGHAN SHAW**  
**4017 THOMAS ST**  
**PACE, FL 32571**

**Certified and delivered to Escambia County Tax Collector, this 12<sup>th</sup> day of September 2025.**

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**

*Michael A. Campbell*

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**

**September 12, 2025**  
**Tax Account #:10-1532-281**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 ALG E 75 FT N 76 DEG E 165 FT TO POB PART OF LT 7 BLK B 1ST ADDN BAYOU MARCUS HTS PB 6 P 61 OR 1221 P 591 OR 6690 P 1303 OR 6798 P 53**

**SECTION 37, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-1532-281(1225-32)**

Recorded in Public Records 1/16/2025 1:49 PM OR Book 9258 Page 633,  
Instrument #2025004548, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00 Deed Stamps \$0.70

## TRUSTEE'S WARRANTY DEED

THIS TRUSTEE'S WARRANTY DEED, made and entered into this 30 day of December, 2024 by and between REAGHAN SATURLEY (also known as REAGHAN A. SHAW) and CLIFFORD D. STRIPLING, the duly constituted and appointed Trustees of the SANTOS LIVING TRUST dated November 9, 2010, GRANTOR, and

REAGHAN SATURLEY  
(also known as REAGAN A. SHAW)  
as Grantee,

### WITNESSETH:

WHEREAS, FRANK F. SANTOS and SANDRA G. SANTOS created the SANTOS LIVING TRUST on November 9, 2010; and,

WHEREAS, after the creation of the SANTOS LIVING TRUST on November 9, 2010, FRANK F. SANTOS and SANDRA G. SANTOS transferred the below described real property located in Escambia, Florida to the SANTOS LIVING TRUST dated November 9, 2010:

That portion of Lot 7, Block "B", First Addition to Bayou Marcus Heights Subdivision, recorded in Plat Book 6 at Page 61 of the public records of Escambia County, Florida, commencing at the Northeast corner of Lot 8, Block "B", of said subdivision; thence North 14°00' West, a distance of 12 feet to the Point of Beginning; continue on the same course a distance of 75 feet; thence South 76° 00' West, a distance of 165 feet; thence South 14° 00' East, 75 feet; thence North 76° 00' East, 165 feet to the Point of Beginning

and,

WHEREAS, under the terms of said SANTOS LIVING TRUST dated November 9, 2010, upon the death of both FRANK F. SANTOS and SANDRA G. SANTOS, the successor trustees of said SANTOS LIVING TRUST dated November 9, 2010 are REAGHAN SATURLEY AND CLIFFORD D. STRIPLING; and

WHEREAS, FRANK F. SANTOS died on November 25, 2020; and

WHEREAS, SANDRA G. SANTOS died on June 12, 2022; and

WHEREAS, under the terms of the SANTOS LIVING TRUST dated November 9, 2010, REAGHAN SATURLEY AND CLIFFORD D. STRIPLING are the duly appointed and constituted Trustees of the SANTOS LIVING TRUST dated November 9, 2010; and

BK: 9258 PG: 634

WHEREAS, under the terms of the SANTOS LIVING TRUST dated November 9, 2010, REAGHAN SATURLEY AND CLIFFORD D. STRIPLING are authorized and empowered to sell, transfer or otherwise dispose of any and all real property owned in the name of the SANTOS LIVING TRUST dated November 9, 2010; and

WHEREAS SAID SANTOS LIVING TRUST dated November 9, 2010 is in full effect and force.

NOW, THEREFORE, in consideration of the foregoing and in further consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, GRANTOR does hereby WARRANT to the GRANTEE that the GRANTOR is fully possessed of the subject property and that the GRANTOR has full and complete ownership, in FEE SIMPLE, to the subject property;

FURTHER, GRANTOR hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee (and their heirs and assigns), the following described land situated and lying and being in the County of ESCAMBIA, State of FLORIDA, to wit:

That portion of Lot 7, Block "B", First Addition to Bayou Marcus Heights Subdivision, recorded in Plat Book 6 at Page 61 of the public records of Escambia County, Florida; commencing at the Northeast corner of Lot 8, Block "B", of said subdivision; thence North 14°00' West, a distance of 12 feet to the Point of Beginning; continue on the same course a distance of 75 feet; thence South 76° 00' West, a distance of 165 feet; thence South 14° 00' East, 75 feet; thence North 76° 00' East, 165 feet to the Point of Beginning.

together with all of the appurtenances thereunto belonging or in anywise appertaining. TO HAVE AN TO HOLD, the same to the said Grantee, and Grantee's heirs and assigns, in FEE SIMPLE.

THIS CONVEYANCE IS MADE SUBJECT TO all easements, setback line requirements, reservations, liens, encumbrances and restrictions, including but not limited to any Vendors Lien(s), which are of public record in the Office of the Judge of Probate of county in which said property is located.

*THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS DIRECTED BY THE GRANTOR. THE PREPARER DID NOT DRAFT, OR IN ANY WAY FORM, DRAFT, PREPARE OR OTHERWISE FORMULATE THE LEGAL DESCRIPTIONS CONTAINED HEREIN. Anyone planning to rely upon this deed should review the appropriate legal descriptions as are on file in the records of the Judge of Probate of the county where the property is located.*

BK: 9258 PG: 635

IN WITNESS WHEREOF, the Grantor executed this Deed this 30 day of December, 2024.

Reaghan Saturley

REAGHAN SATURLEY

Trustee of the SANTOS LIVING TRUST dated November 9, 2010  
GRANTOR

REAGHAN SATURLEY

Print Name of Witness: Brodie Schwertzer

Address of Witness:

6447 Appaloosa Ave  
Milton, FL 32570

Anthony Jefferson

WITNESS

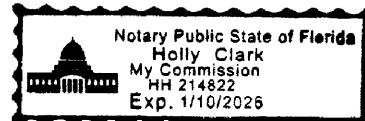
Print Name of Witness: Anthony Jefferson

Address of Witness:

6447 Appaloosa Ave  
Milton, FL 32570

STATE OF Florida

COUNTY OF Escambia

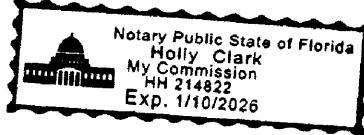


The foregoing Trustee's Warranty Deed was acknowledged before me, this 30 day of December, 2023 by REAGHAN SATURLEY (as trustee) the duly constituted and appointed Trustee of the SANTOS LIVING TRUST, who has produced her drivers' license as identification. Said Trustee's Warranty Deed was executed before the above named witnesses Brodie Schwertzer and Anthony Jefferson (both of whom are known to me or who produced valid photo identification as proof of identity), who also executed this Trustee's Warranty Deed in my presence and in the presence of the Grantor.

Holly Clark

Notary Public

My commission expires: 01/10/26



BK: 9258 PG: 636

IN WITNESS WHEREOF, the Grantor executed this Deed this 30 day of December, 2024.

Clifford D. Stripling  
CLIFFORD D. STRIPLING

Trustee of the SANTOS LIVING TRUST dated November 9, 2010  
GRANTOR

B.S.  
WITNESS

Print Name of Witness: Brodie Schweitzer

Address of Witness:

6447 Apalooza ave.  
Milton, FL 32570

Anthony Jefferson  
WITNESS

Print Name of Witness: Anthony Jefferson

Address of Witness:

6447 Apalooza ave.  
Milton, FL 32570

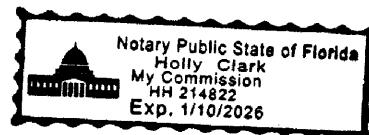
STATE OF Florida

COUNTY OF Escambia

The foregoing Trustee's Warranty Deed was acknowledged before me, this 30 day of December, 2023 by CLIFFORD D. STRIPLING (as trustee) the duly constituted and appointed Trustee of the SANTOS LIVING TRUST, who has produced his drivers' license as identification. Said Trustee's Warranty Deed was executed before the above named witnesses Brodie Schweitzer and Anthony Jefferson (both of whom are known to me or who produced valid photo identification as proof of identity), who also executed this Trustee's Warranty Deed in my presence and in the presence of the Grantor.

Holly Clark  
Notary Public

My commission expires: 01/10/2026



BK: 9258 PG: 637 Last Page

IN WITNESS WHEREOF, the Grantees executed this Deed this 30 day of December, 2024

Reaghan Saturley  
REAGHAN SATURLEY  
GRANTEE

Brode Schuerter  
WITNESS

Print Name of Witness: Brode Schuerter  
Address of Witness:  
64417 appalosa ave  
Milton, FL 32570

Anthony Jefferson  
WITNESS

Print Name of Witness: Anthony Jefferson  
Address of Witness:  
64417 appalosa ave.  
Milton, FL 32570

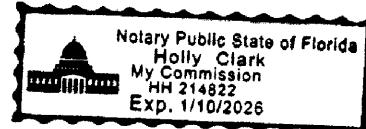
STATE OF Florida

COUNTY OF Escambia

The foregoing Trustee's Warranty Deed was acknowledged before me, this 30 day of December, 2024 by REAGHAN SATURLEY, GRANTEE, who has produced her driver's license as identification. Said Trustee's Warranty Deed was executed before the above named witnesses Brode Schuerter and Anthony Jefferson (both of whom are known to me or who produced valid photo identification as proof of identity), who also executed this Trustee's Warranty Deed in my presence and in the presence of the Grantee.

Holly Clark  
Notary Public

My commission expires: 01/10/2026



PREPARED BY:

Amanda J. Miller

Attorney at Law

Ryan, Hicks, Cumpton & Cumpton, LLP  
3523 Montlimar Plaza Drive  
Mobile, Alabama 36609

Recorded in Public Records 08/20/2014 at 03:32 PM OR Book 7214 Page 188,  
Instrument #2014060410, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

**FLORIDA STATE EMPLOYEES FEDERAL CREDIT UNION**  
**P O BOX 11003**  
**PENSACOLA, FL 32524**

PLAINTIFF,

CASE NO: 2014 SC 002025

Vs.

**REAGHAN SHAW**  
**4017 THOMAS ST**  
**PACE, FL 32571**

DIVISION: V

DEFENDANT,

**FINAL JUDGMENT AGAINST**  
**REAGHAN SHAW**

THIS CAUSE having come before the Court, and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff **FLORIDA STATE EMPLOYEES FEDERAL CREDIT UNION** hereby recovers from the Defendant **REAGHAN SHAW** the sum of **\$3,503.68**, plus prejudgment interest of **\$0.00** and costs of **\$355.00** for a total of **\$3,858.68** that shall bear interest at the rate of **4.75% per annum**, for which let execution issue.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida this 20 day of AUGUST, 2014.

  
COUNTY JUDGE

✓ Copies to:

**FLORIDA STATE EMPLOYEES FEDERAL CREDIT UNION**  
**REAGHAN SHAW**

8/20/14  
NW

(CCFNLJDGMT #28399)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04970 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST C/O REAGHAN SATURLEY 3035 BARONNE ST PENSACOLA, FL 32526	SANDRA G SANTOS TRUSTEE FOR SANTOS LIVING TRUST C/O REAGHAN SATURLEY 3035 BARONNE ST PENSACOLA, FL 32526
REAGHAN SHAW 4017 THOMAS ST PACE FL 32571	FLORIDA STATE EMPLOYEES FEDERAL CREDIT UNION PO BOX 11003 PENSACOLA FL 32524

WITNESS my official seal this 16th day of October 2025.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 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. 04970, 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:

BEG AT NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 ALG E 75 FT N 76 DEG E 165 FT TO POB PART OF LT 7 BLK B 1ST ADDN BAYOU MARCUS HTS PB 6 P 61 OR 1221 P 591 OR 6690 P 1303 OR 6798 P 53

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101532281 (1225-32)

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

**FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST and SANDRA G SANTOS TRUSTEE FOR SANTOS LIVING TRUST**

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

Dated this 17th day of October 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](mailto: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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**Post Property:**

3035 BARONNE ST 32526



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**FRANK F SANTOS JR TRUSTEE FOR  
SANTOS LIVING TRUST**  
C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**SANDRA G SANTOS TRUSTEE FOR  
SANTOS LIVING TRUST**  
C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

PAM CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



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Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1225.32

Document Number: ECSO25CIV046733NON

Agency Number: 26-000716

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO# 04970 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST AND SANDRA G SANTOS TRUSTEE  
FOR SANTOS LIVING TRUST

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 10/24/2025 at 8:32 AM and served same on FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST , in ESCAMBIA COUNTY, FLORIDA, at 8:32 AM on 10/28/2025 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: REAGHAN SATURLEY, TRUSTEE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:

A. Duda 926

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

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C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



  
By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1225.32

**Document Number:** ECSO25CIV046740NON

**Agency Number:** 26-000717

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO# 04970 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST AND SANDRA G SANTOS TRUSTEE FOR SANTOS LIVING TRUST

**Defendant:**

**Type of Process:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 10/24/2025 at 8:32 AM and served same on SANDRA G SANTOS TRUSTEE FOR SANTOS LIVING TRUST , in ESCAMBIA COUNTY, FLORIDA, at 8:32 AM on 10/28/2025 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: REAGHAN SAURLEY, TRUSTEE, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: A. Duda 926  
A. DUDA, CPS

Service Fee: \$40.00  
Receipt No: BILL

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C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

*b25.3L*

**Document Number:** ECSO25CIV046743NON

**Agency Number:** 26-000681

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04970 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST AND SANDRA G SANTOS TRUSTEE  
FOR SANTOS LIVING TRUST

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:31 AM and served same at 8:32 AM on 10/28/2025 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: A. Duda CPS  
A. DUDA, CPS

Service Fee: \$40.00  
Receipt No: BILL

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**Post Property:**

3035 BARONNE ST 32526

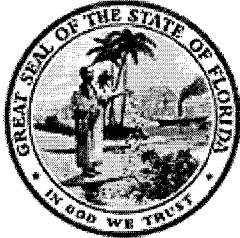


**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

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<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem_New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
Redeemed From Sale						



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

**Tax Deed Sales - Redeemed From Sale**

Account: 101532281 Certificate Number: 004970 of 2023

Date Of  
Redemption

11/13/2025



Clerk's Check

1

Clerk's Total

\$806.40

Postage

\$0.00

Tax Deed Court Registry \$772.40

Payor Name

REAGHAN SATURLEY  
3035 BARONNE STREET  
PENSACOLA FL 32526

Notes

850-304-1613



FRANK F SANTOS JR TRUSTEE FOR  
SANTOS LIVING TRUST [1225-32]  
C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

9171 9690 0935 0127 2043 95

SANDRA G SANTOS TRUSTEE FOR  
SANTOS LIVING TRUST [1225-32]  
C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

9171 9690 0935 0127 2043 40

R7

REAGHAN SHAW [1225-32]  
4017 THOMAS ST  
PACE FL 32571

9171 9690 0935 0127 2043 57

FLORIDA STATE EMPLOYEES  
FEDERAL CREDIT UNION [1225-32]  
PO BOX 11003  
PENSACOLA FL 32524

9171 9690 0935 0127 2043 64

**CERTIFIED MAIL™****Pam Childers**

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

1005 NOV -5 AM 2025  
FLORIDA  
PENSACOLA COUNTY

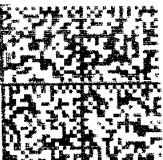
FLORIDA STATE EMPLOYEES  
FEDERAL CREDIT UNION [1225-32]  
PO BOX 11003  
PENSACOLA FL 32524



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PENSACOLA FL 32502

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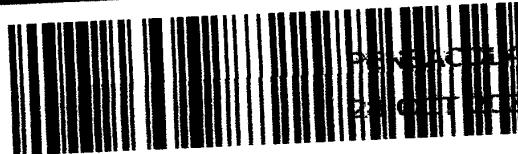
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**CERTIFIED MAIL**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records

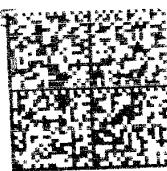
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

REAGHAN SHAW [1225-32]  
4017 THOMAS ST  
PACE FL 32171



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**CERTIFIED MAIL™**

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

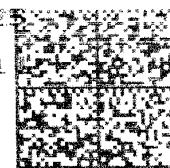


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*W/L 10/29 mch*



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SANDRA G SANTOS TRUSTEE FOR  
SANTOS LIVING TRUST [1225-32]  
C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526-3188 / 8

NIKIE 326 PE 1 0811/30/25

RETURN TO SENDER  
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ANR : BCL 3250233333 12191-18692-36-00

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**CERTIFIED MAIL™**

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

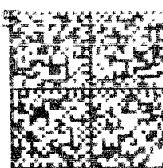


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*N/L 10/29/06*

PENSACOLA FL 32502

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10/27/2006 ZIP 32502  
043M31219261

FRANK F SANTOS JR TRUSTEE FOR  
SANTOS LIVING TRUST [1225-32]  
C/O REAGHAN SATURLEY  
3035 BARONNE ST  
PENSACOLA, FL 32526

ROUTE 325 PE 1 0011/30/2006

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ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

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US POSTAGE

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04970, 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:

BEG AT NE COR OF LT 8 BLK B N 14 DEG W 12 FT TO POB CONT SAME COURSE 75 FT S 76 DEG W 165 FT S 14 ALG E 75 FT N 76 DEG E 165 FT TO POB PART OF LT 7 BLK B 1ST ADDN BAYOU MARCUS HTS PB 6 P 61 OR 1221 P 591 OR 6690 P 1303 OR 6798 P 53

SECTION 37, TOWNSHIP 2 S, RANGE 31 W  
TAX ACCOUNT NUMBER 101532281  
(1225-32)

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

FRANK F SANTOS JR TRUSTEE FOR SANTOS LIVING TRUST and SANDRA G SANTOS TRUSTEE FOR SANTOS LIVING TRUST

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 December, which is the 3rd day of December 2025.

Dated this 23rd day of October 2025.

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR10/29-11/19TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 8332  
Order Date: 10/23/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 10/29/2025  
Last Issue: 11/19/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly 10/29/2025, 11/5/2025, 11/12/2025, 11/19/2025

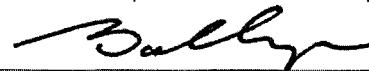
Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

## 2023 TD 04970 KEYS FUNDING LLC Santos

was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, 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 of the said newspaper.

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 11/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC

