

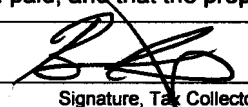


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

125.32

Part 1: Tax Deed Application Information					
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	
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)	
# 2023/4970	06/01/2023	622.20	31.11	653.31	
→Part 2: Total*				653.31	
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)
# 2024/5079	06/01/2024	2,282.61	6.25	156.93	2,445.79
Part 3: Total*					2,445.79
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)					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. Total Paid (Lines 1-6)					5,628.73
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: 			Escambia, Florida Date April 24th, 2025		

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

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

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

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

Parcel ID: 3725311309070002
Account: 101532281
Owners: SANTOS FRANK F JR &
SANTOS SANDRA G TRUSTEES FOR
SANTOS LIVING TRUST 11/09/2010
Mail: C/O REAGHAN SATURLEY
3035 BARONNE ST
PENSACOLA, FL 32526
Situs: 3035 BARONNE ST 32526
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$18,200	\$133,850	\$152,050	\$152,050
2023	\$18,200	\$126,780	\$144,980	\$144,980
2022	\$11,760	\$114,931	\$126,691	\$75,750

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

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

[Report Storm Damage](#)

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

2024 Certified Roll Exemptions

None

Legal Description

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...

Extra Features

CARPORT
UTILITY BLDG

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
37-25-31-1



Approx.
Acreage:
0.2828

Zoned:
MDR

Evacuation
& Flood
Information
[Open
Report](#)



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

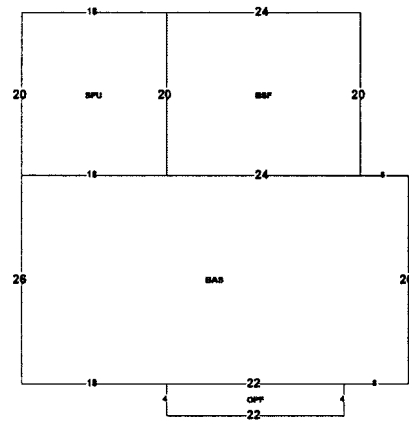
Buildings

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



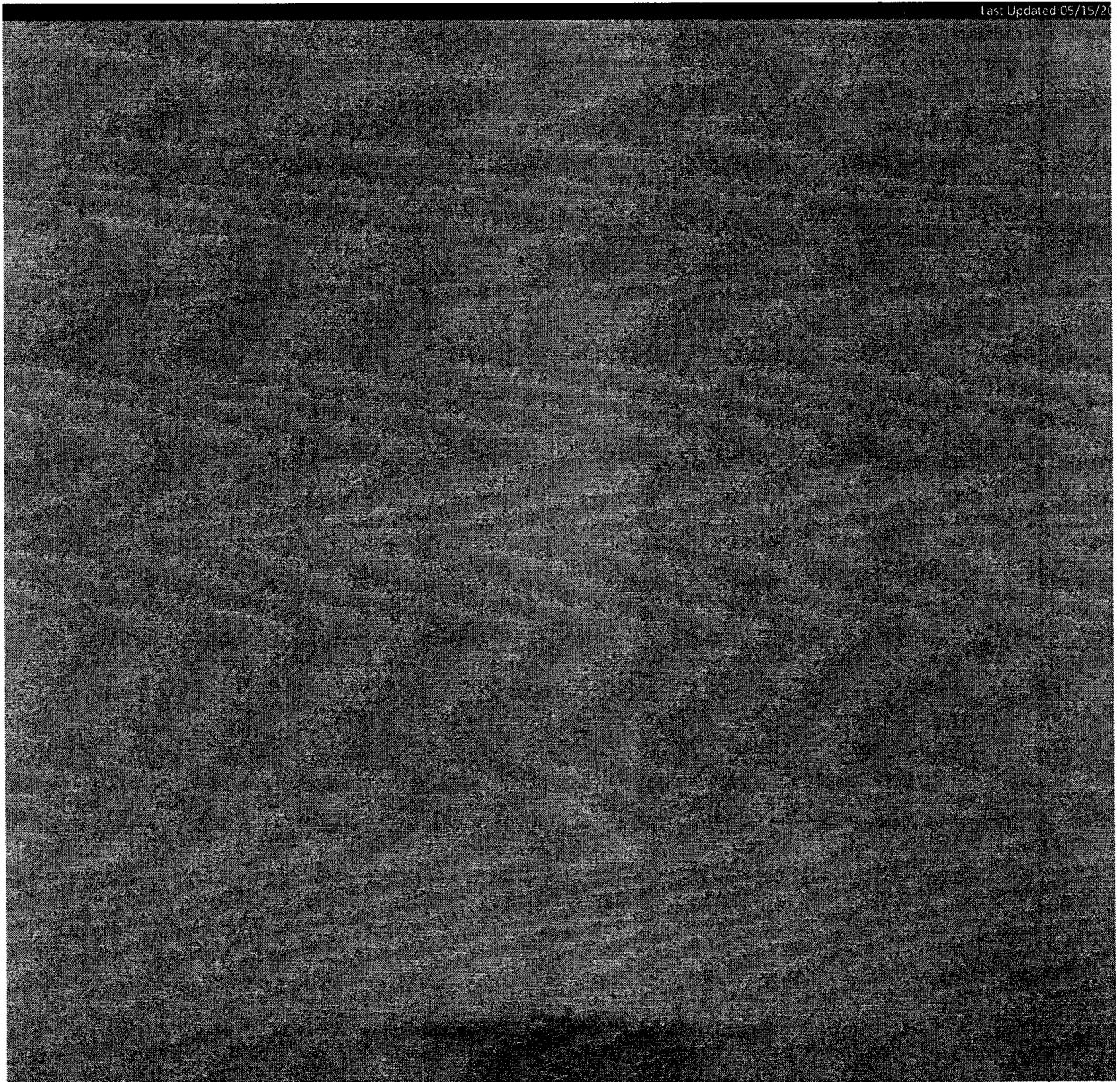
Images



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



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)

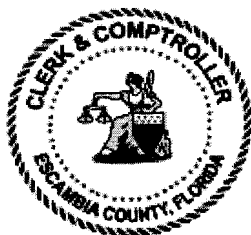
The assessment of the said property under the said certificate issued was in the name of

**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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

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 12th day of September 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

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 AND 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

[Signature]

WITNESS

Print Name of Witness: Bradie Schweitzer

Address of Witness:

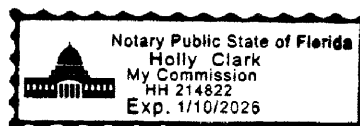
6447 Appaloosa Ave
Milton, FL 32570

Anthony Jefferson
WITNESS

Print Name of Witness: Anthony Jefferson

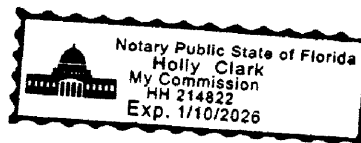
Address of Witness:

6447 Appaloosa Ave
Milton, FL 32570

STATE OF FloridaCOUNTY 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 Bradie 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: 01/10/26

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

[Signature]
WITNESS

Print Name of Witness: Brad'e Schweitzer

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

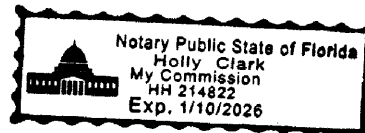
STATE OF Florida

COUNTY OF Escambia

The foregoing Trustee's Warranty Deed was acknowledged before me, this 30 day of December, 2024 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 Brad'e 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

Reagan Saturley
REAGHAN SATURLEY
GRANTEE

[Signature]
WITNESS

Print Name of Witness: Bradre Schweitzer

Address of Witness:

6447 appalosa ave
Milton, FL 32570

[Signature]
WITNESS

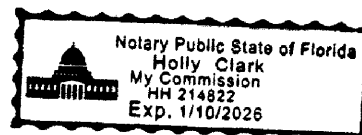
Print Name of Witness: Anthony Jefferson

Address of Witness:

6447 appalosa ave.
Milton, FL 32570STATE OF FloridaCOUNTY 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 Bradre 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 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,

Vs.

REAGHAN SHAW
4017 THOMAS ST
PACE, FL 32571

DEFENDANT,

CASE NO: **2014 SC 002025**

DIVISION: V

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 20th day of AUGUST, 2014.

✓ 8-20-14 NW
Copies to:

FLORIDA STATE EMPLOYEES FEDERAL CREDIT UNION
REAGHAN SHAW



COUNTY JUDGE

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:

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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



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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



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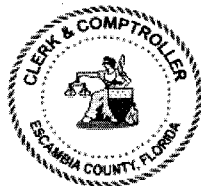
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3035 BARONNE ST
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

122532

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

Printed By: LCMITCHE

WARNING

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Personal Services:

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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 726
A. DUDA, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCHE

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PAM CHILDERS
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Emily Hogg
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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

125.32

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 928
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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3035 BARONNE ST 32526

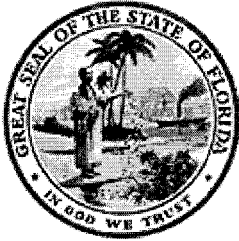


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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Search Property	Property Sheet	Lien Holder's	Redeem New	Forms	Courtview	Benchmark
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

Clerk's Check Clerk's Total \$806.40

Postage Tax Deed Court Registry \$772.40

Payor Name

Notes

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

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9171 9690 0935 0127 2043 40

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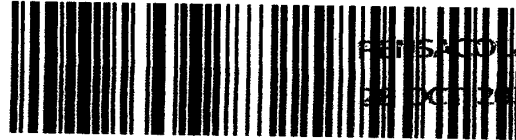
REAGHAN SHAW [1225-32]
4017 THOMAS ST
PACE FL 32571

9171 9690 0935 0127 2043 57

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

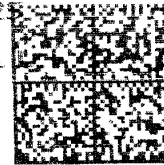
9171 9690 0935 0127 2043 64

CERTIFIED MAIL™



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PENSACOLA FL 325
25 OCT 2025AM 1



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FIRST-CLASS MAIL
IM!

\$008.86⁰

10/27/2025 ZIP 32502
043M31219251

US POSTAGE

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

RECEIVED
CLERK OF CIRCUIT COURT
FILED
2025 NOV -5 A 11:21
PENSACOLA COUNTY FL

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

NIXIE 321 DE 1 0011/02/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC

BC: 32502583335 *2638-02377-28-18

0230423043

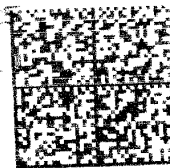


CERTIFIED MAIL™



PENSACOLA FL 325
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Pam Childers
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221 Palafox Place, Suite 110
Pensacola, FL 32502

RECEIVED
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2025 OCT -6 P 3:25 PM
ESCAMBIA COUNTY

REAGHAN SHAW [1225-32]
4017 THOMAS ST
PACE FL 32471

NIXIE

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RETURN TO SENDER
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BC: 3250258335

*2638-02373-28-18

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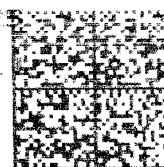


PENSACOLA FL 325

28 OCT 2025 AM 1

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SANDRA G SANTOS TRUSTEE FOR
SANTOS LIVING TRUST [1225-32]

C/O REAGHAN SATURLEY

3035 BARONNE ST

PENSACOLA, FL 32526 11885578

NIXIE

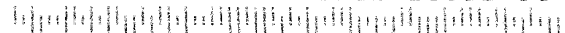
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0011/30/25

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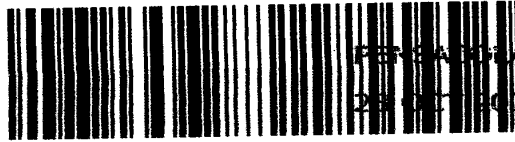
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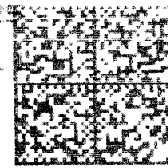
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 32502
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10/27/2025 ZIP 32502
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US POSTAGE

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

NIXIE 325 FE 1 0011/30/25

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32502-51233

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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.

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

