



# 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

022648

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FTL INC. & BANESCO USA 3155 NW 77 AVE MIAMI, FL 33122		Application date	Apr 29, 2025	
Property description	JONES SHERLEAN 266 TREE SWALLOW DR MOLINO, FL 32577 4742 RICHARDSON RD 12-0309-310 BEG AT NE COR LT 4 OF SEC W ALG N LI OF SD LT 334 944/1000 FT TO CENTER LI OF RICHARDSON RD SLY ALG (Full legal attached.)		Certificate #	2023 / 6304	
			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)	
# 2023/6304	06/01/2023	1,423.84	191.03	1,614.87	
→Part 2: Total*				1,614.87	
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)
# 2024/6428	06/01/2024	1,504.65	6.25	110.34	1,621.24
Part 3: Total*					1,621.24
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)				3,236.11	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,435.20	
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)				5,046.31	
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>Candice Lewis</u>			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>May 1st, 2025</u>		

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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: _____ 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 NE COR LT 4 OF SEC W ALG N LI OF SD LT 334 944/1000 FT TO CENTER LI OF RICHARDSON RD SLY ALG CENTER LI OF RD 262 38/100 FT E PARL TO N LI 210 202/1000 FT N AT RT ANG 184 43/100 FT S OF N LT LI E 339 70/100 FT TO E LI OF LT 4 NWLY ALG E LI 231 98/100 TO POB OR 8782 P 364

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500553

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FTL INC. & BANESCO USA  
3155 NW 77 AVE  
MIAMI, FL 33122,

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
12-0309-310	2023/6304	06-01-2023	BEG AT NE COR LT 4 OF SEC W ALG N LI OF SD LT 334 944/1000 FT TO CENTER LI OF RICHARDSON RD SLY ALG CENTER LI OF RD 262 38/100 FT E PARL TO N LI 210 202/1000 FT N AT RT ANG 184 43/100 FT S OF N LT LI E 339 70/100 FT TO E LI OF LT 4 NWLY ALG E LI 231 98/100 TO POB OR 8782 P 364

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  
FTL INC. & BANESCO USA  
3155 NW 77 AVE  
MIAMI, FL 33122

04-29-2025  
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](#)


<b>General Information</b> <b>Parcel ID:</b> 142N314006000004 <b>Account:</b> 120309310 <b>Owners:</b> JONES SHERLEAN <b>Mail:</b> 266 TREE SWALLOW DR MOLINO, FL 32577 <b>Situs:</b> 4742 RICHARDSON RD 32577 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$38,475</td> <td>\$59,570</td> <td>\$98,045</td> <td>\$98,045</td> </tr> <tr> <td>2023</td> <td>\$32,063</td> <td>\$59,465</td> <td>\$91,528</td> <td>\$91,528</td> </tr> <tr> <td>2022</td> <td>\$32,063</td> <td>\$53,061</td> <td>\$85,124</td> <td>\$85,124</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2024	\$38,475	\$59,570	\$98,045	\$98,045	2023	\$32,063	\$59,465	\$91,528	\$91,528	2022	\$32,063	\$53,061	\$85,124	\$85,124																																																																				
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<b>Sales Data Type List:</b> * <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>03/06/2024</td> <td>9112</td> <td>1804</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>02/10/2023</td> <td>8928</td> <td>1658</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>05/11/2022</td> <td>8782</td> <td>364</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>11/10/2021</td> <td>8659</td> <td>1778</td> <td>\$40,000</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>08/23/2021</td> <td>8602</td> <td>1144</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>08/23/2021</td> <td>8602</td> <td>1141</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>05/2007</td> <td>6141</td> <td>113</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>08/1992</td> <td>3254</td> <td>474</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>07/1992</td> <td>3213</td> <td>539</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>03/1986</td> <td>2201</td> <td>99</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	03/06/2024	9112	1804	\$100	OT	N			02/10/2023	8928	1658	\$100	QC	N			05/11/2022	8782	364	\$100	QC	N			11/10/2021	8659	1778	\$40,000	QC	N			08/23/2021	8602	1144	\$100	QC	N			08/23/2021	8602	1141	\$100	OT	N			05/2007	6141	113	\$100	QC	N			08/1992	3254	474	\$100	QC	N			07/1992	3213	539	\$100	QC	N			03/1986	2201	99	\$100	QC	N			<b>2024 Certified Roll Exemptions</b> None				
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<b>Legal Description</b> BEG AT NE COR LT 4 OF SEC W ALG N LI OF SD LT 334 944/1000 FT TO CENTER LI OF RICHARDSON RD SLY ALG CENTER...							<b>Extra Features</b> None																																																																																												

Parcel Information

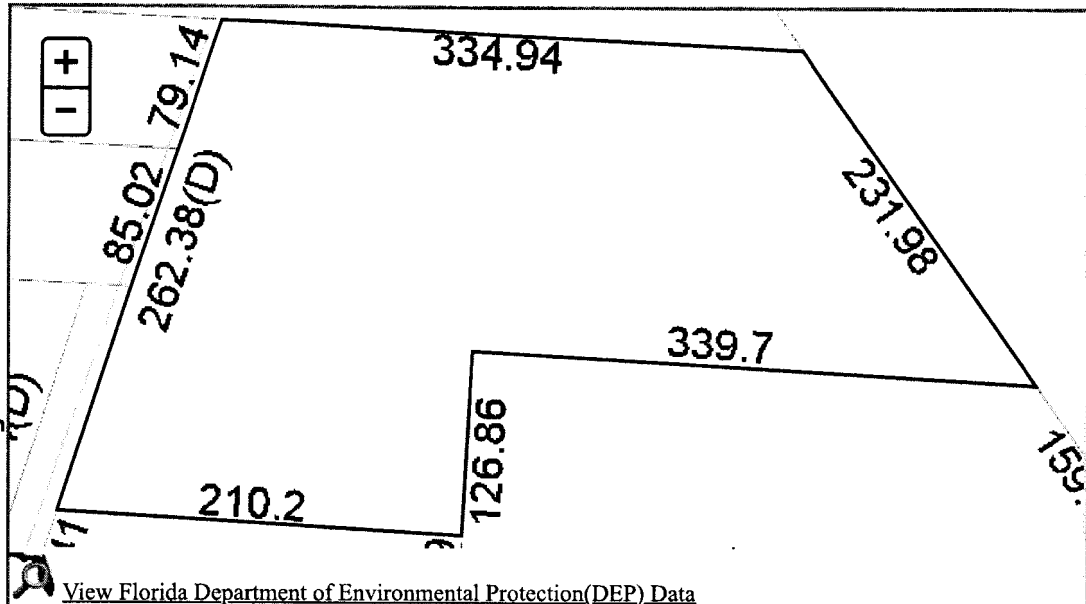
[Launch Interactive Map](#)

Section  
Map Id:  
14-2N-31

Approx.  
Acreage:  
2.4032

Zoned:   
RMU

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

#### Buildings

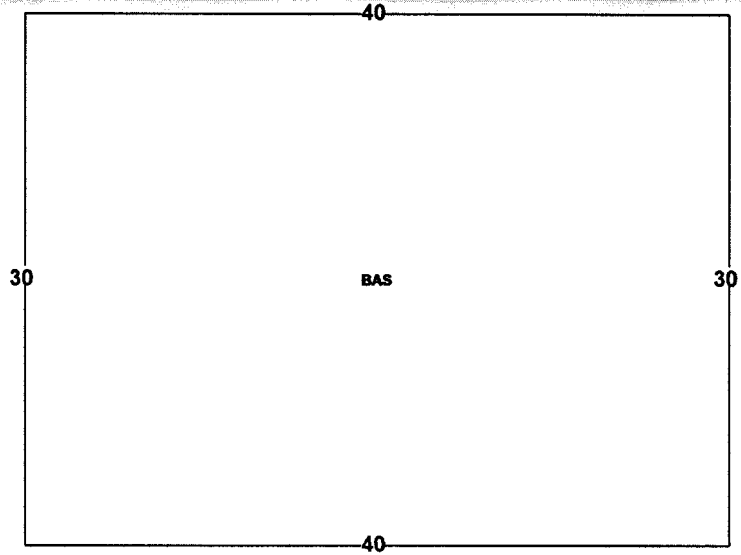
Address: 4742 RICHARDSON RD, Improvement Type: SINGLE FAMILY, Year Built: 1971, Effective Year: 1971, PA Building ID#: 12378

#### Structural Elements

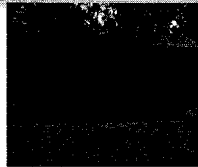
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-CONCRETE BLOCK  
FLOOR COVER-LVP/LVT  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1200 Total SF

BASE AREA - 1200



#### Images



10/24/2024 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.7913)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FTL INC & BANESCO USA** holder of **Tax Certificate No. 06304**, 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 LT 4 OF SEC W ALG N LI OF SD LT 334 944/1000 FT TO CENTER LI OF RICHARDSON RD SLY ALG CENTER LI OF RD 262 38/100 FT E PARL TO N LI 210 202/1000 FT N AT RT ANG 184 43/100 FT S OF N LT LI E 339 70/100 FT TO E LI OF LT 4 NWLY ALG E LI 231 98/100 TO POB OR 8782 P 364**

**SECTION 14, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120309310 (0226-48)**

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

**SHERLEAN JONES**

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.

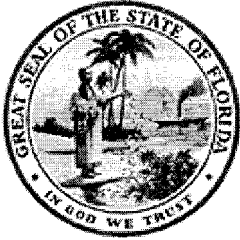
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

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: 120309310 Certificate Number: 006304 of 2023

Date Of Redemption

Clerk's Check  Clerk's Total \$828.00

Postage  Tax Deed Court Registry \$794.00

Payor Name   
358 W 9 MILE RD SUITE C  
PENSACOLA FL 32534

Notes

☒ Commit/Return to Main

# 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 #: 12-0309-310 CERTIFICATE #: 2023-6304

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: Candace Thomas

BY



Michael A. Campbell,  
As President  
Dated: November 19, 2025



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

November 19, 2025

Tax Account #: **12-0309-310**

1. The Grantee(s) of the last deed(s) of record is/are: **DIANA C. TATE**

**By Virtue of Warranty Deed recorded 11/13/2025 in OR 8406/603 together with name affidavit aka Diane C. Tate OR 9406/602**

**ABSTRACTOR'S NOTE: THERE IS A PENDING CASE NO. 2023CA002870 REGARDING THIS PROPERTY BUT THERE WAS AN ORDER TO SALE SIGNED BY THE JUDGE FOR BY THE SPECIAL MASTER FOR THE ABOVE DEED IN OR 9406/599 - ABOVE WARRANTY DEED DOES NOT MAKE REFERENCE TO THE CASE OR PLAINTIFF IN THE CASE. WE HAVE ALSO NOTICED ALL THE DEFENDANTS IN THE CASE.**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. **NONE**

4. Taxes:

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

**Tax Account #: 12-0309-310**

**Assessed Value: \$98,045.00**

**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:** FEB 4, 2026

**TAX ACCOUNT #:** 12-0309-310

**CERTIFICATE #:** 2023-6304

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.

**SHERLEAN JONES**  
**LAMONT KINN**  
**PRECIOUS BROWN**  
**HAL BYROM**  
**JAMANTI DEMARCO ROBINSON**  
**DEREK STANDBERRY**  
**LAKELLI KINNEY**  
**DONICE BROWN, JR**  
**PHILLIP WADE, II**  
**PHILLIP WADE, III**  
**4742 RICHARDSON ROAD**  
**MOLINO, FL 32577**

**SHERLEAN JONES**  
**266 TREE SWALLOW DR**  
**PENSACOLA, FL 32503**

**DEBORAH MARIE STANDBERRY-KINNEY**  
**20015 FLEETWOOD DR**  
**HARPER WOODS, MI 48225**

**CRYSTAL DOLORES KINN-TARVER**  
**31228 MILL ST**  
**ROSEVILLE, MI 48066**

**BARBARA STANDBERRY**  
**DAVID BRIAN STANDBERRY**  
**EDWIN STANDBERRY**  
**18185 ALTA VISTA DR**  
**SOUTHFIELD, MI 48075**

**DARRELL ANTHONY STANDBERRY**  
**15485 PLAINVIEW AVE**  
**DETROIT, MI 48223**

**TALIKA FAYOLA STANDBERRY-MCKINDRA**  
**3504 MILAN STREET**  
**ARLINGTON, TX 76015**

**AQUANIS DEMARCUS BROWN**  
**4736 RICHARDSON ROAD**  
**MOLINO, FL 32577**

**CONTINUED ON PAGE 4**

**CONTINUED FROM PAGE 3**

**LARRY BROWN, II  
904 CRYSTAL SPRING AVE  
PENSACOLA, FL 32505**

**HUGHEY EMERSON KELKER  
8900 JEFFERSON, APT 1014  
DETROIT, MI 48214**

**Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 2025.**

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

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

---

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 19, 2025**

**Tax Account #:12-0309-310**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR LT 4 OF SEC W ALG N LI OF SD LT 334 944/1000 FT TO CENTER LI OF  
RICHARDSON RD SLY ALG CENTER LI OF RD 262 38/100 FT E PARL TO N LI 210 202/1000 FT N  
AT RT ANG 184 43/100 FT S OF N LT LI E 339 70/100 FT TO E LI OF LT 4 NWLY ALG E LI 231  
98/100 TO POB OR 8782 P 364**

**SECTION 14, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0309-310(0226-48)**

18.50  
910.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Surety Land Title of Florida, LLC  
358 W Nine Mile Road Suite D  
Pensacola, Florida 32534  
File No.: 2502470J

## WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30 day of October, 2025 by Alguerdathe Dorothee Joseph, as Special Master, whose post office address is 145 w Forest Dr, Covington, GA 30016 herein called the grantor, to Diana C. Tate, a single woman, whose post office address is 4742 Richardson Rd, Molino, FL 32577, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF**

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.  
Subject property was not the Homestead of the Grantor herein.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Anthony Reid

Witness #1 Printed Name

1825 Parker Rd SE

Address

Conyers, GA 30094

Witness #2 Signature

Micawh Williams

Witness #2 Printed Name

1825 Parker Rd SE Conyers

Address

STATE OF Georgia

COUNTY OF Newton

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, on this 30 day of October, 2025 by Alguerdathe Dorothee Joseph, as Special Master, who is personally known to me or who has produced Diana's license as identification and did take an oath.

SEAL

Notary Public

Micawh Williams

Printed Notary Name

My Commission Expires:

03/27/2029

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Begin at the Northeast corner of Lot 4, Section 14, Township 2 North, Range 31 West, Escambia County, Florida, where it intersects with the Northwesterly line of the Shackleford and Grant, thence West along North line of said Lot 4, 334.944 feet to the center line of Richardson Road, thence Southerly along the center line of said road 262.38 feet, thence East parallel to the North lot line 210.202 feet, thence North at right angles to a point that is 184.43 South of the North lot line, thence East 339.70 feet to the East line of said Lot 4, thence Northwesterly along said East line 231.98 feet to Point of Beginning, less and except portion lying within Richardson Road.

File No.: 2502470J

10.00

## NAME AFFIDAVIT

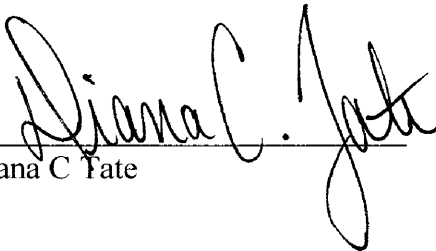
STATE OF FLORIDA

COUNTY OF ESCAMBIA

Before me, the undersigned authority personally appeared **Diana C Tate** this 5<sup>th</sup> day of November, 2025, well known to me to be the person described herein and who being by me first duly sworn, deposes and says:

That she is one and the same person as Diane C Tate.

That the purpose of this Affidavit is to clarify the different forms of the Grantee's name as it appears in various transfer and title documents.

  
\_\_\_\_\_  
Diana C Tate

Subscribed and sworn to before me this November 5<sup>th</sup>, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

Glenda L. Wolf  
Notary Public - State of Florida  
Commission No. HH585133  
My Commission Expires  
Oct. 15, 2028

PREPARED BY:  
Surety Land Title of Florida  
358 W Nine Mile Rd  
Pensacola, FL 32534

27.00

Filing # 227391969 E-Filed 07/16/2025 02:24:57 PM

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT,  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL DIVISION**

SHERLEAN AMERSON JONES, a/k/a SHERLEAN  
JONES, f/k/a SHIRLEAN MOULTRY, and DEBORAH  
MARIE STANDBERRY-KINNEY;  
Plaintiffs,

v

CASE NO.: 2023 CA 002870  
DIVISION: N

ELMORE STANDBERRY, a/k/a ELMORE  
STANDBERRY, SR., and his unknown heirs, devisees,  
grantees, creditors and all other parties claiming by,  
through, under, or against him; GRACIE MAE  
STANDBERRY a/k/a GRACY MAE STANDBERRY,  
her unknown heirs, devisees, grantees, creditors and all  
other parties claiming by, through, under, or against her;  
PAUL STANDBERRY, his unknown heirs, devisees,  
grantees, creditors and all other parties claiming by,  
through, under, or against him; PAULINE  
STANDBERRY, her unknown heirs, devisees, grantees,  
creditors and all other parties claiming by, through,  
under, or against her; LAMONT KINN, his unknown  
heirs, devisees, grantees, creditors and all other parties  
claiming by, through, under, or against him; EBONY  
KINN, a/k/a EBONY KINN BYROM, her unknown  
heirs, devisees, grantees, creditors and all other parties  
claiming by, through, under, or against her; HAL  
BYROM; JAMANTI DE MARIO ROBINSON;  
CRYSTAL DOLORES KINN-TARVER; ELMORE  
STANDBERRY, JR., his unknown heirs, devisees,  
grantees, creditors and all other parties claiming by,  
through, under, or against him; BARBARA  
STANDBERRY; DARRELL ANTHONY  
STANDBERRY; DAVID BRIAN STANDBERRY;  
EDWIN STANDBERRY; JOHN K. STANDBERRY,  
his unknown heirs, devisees, grantees, creditors and all  
other parties claiming by, through, under, or against him;  
TALIKA FAYOLA STANDBERRY-MCKINDRA;  
DEREK STANDBERRY; ERMA DENE KELKER,  
a/k/a ERMA DENE STANDBERRY, a/k/a ERMA  
DEAN STANDBERRY-KELKER, her unknown heirs,  
devisees, grantees, creditors and all other parties

Page 1 of 3  
Order Approving Sale of Real Property





claiming by, through, under, or against her; LAKELLI KINNEY; AQUANIS DEMARCUS BROWN, a/k/a AQUANIS D.I. BROWN; LARRY BROWN; HUGHEY EMERSON KELKER II, a/k/a HUGH EMERSON KELKER; DONICE BROWN, JR., a/k/a DONICE BROWN, II, and his unknown heirs, devisees, grantees, creditors and all other parties claiming by, through, under, or against him; PRECIOUS BROWN, PHILLIP WADE, JR., a/k/a PHILLIP WADE, II, and his unknown heirs, devisees, grantees, creditors and all other parties claiming by, through, under, or against him; PHILLIP WADE, III; ANNA MARIA BROWN; and BARNES BROWN ENTERPRISES LLC, a Florida limited liability company;  
 Defendants.

### **ORDER APPROVING SALE OF REAL PROPERTY**

**THIS MATTER** was heard before the Court on June 9, 2025 on Plaintiffs' Motion for Court Approval of Sale of Real Property (the "Motion"). This Court being fully advised and having considered the arguments, testimony, pleadings, applicable law and evidence before the Court, it is hereby:

**ORDERED AND ADJUDGED** as follows:

1) The Court hereby approves the Contract Offer submitted by Diane C. Tate, a copy of which was attached as Exhibit "A" to the Motion (the "Contract"), and authorizes Alguerdathe Dorothee Joseph ("Special Master"), as Special Master, to execute the Contract on behalf of Plaintiffs and Defendants for the sale of the real property (the "Property"), being more specifically described as follows:

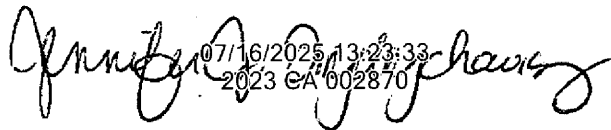
Begin at the Northeast corner of Lot 4, Section 14, Township 2 North, Range 31 West, Escambia County, Florida, where it intersects with the Northwestern line of the Shackleford & Grant, thence West along North line of said Lot 4, 334.944 feet to the center line of Richardson Road, thence Southerly along the center line of said road 262.38 feet, thence East parallel to the North lot line 210.202 feet, thence North at right angles to a point that is 184.43 South of the North lot line, thence East 339.70 feet to the East line of said Lot 4, thence Northwesternly along said East line 231.98 feet to Point of Beginning.

2) In consummating the sale of the Property, the Special Master is expressly authorized to execute and to receive and/or deliver settlement statements, FNMA, VA and FHA required documents of every sort, deeds and each and every other document required by the purchaser, the mortgage lender (if any), the closing agent or the title insurer in the closing of that transaction. The parties to this action shall cooperate with the Special Master in the closing of the sale of the Property, by executing such affidavits of title, lien affidavits, 1099 reporting forms, title insurance disclosure statements, tax proration letters, and each and every other document required by the purchaser, the mortgage lender (if any), the closing agent, or the title insurer in the closing of that transaction.

3) Upon the sale of the Property, the Special Master shall file a sworn report of such sale with the Court and deposit the proceeds of the sale in the IOTA Trust Account at Carver Darden (Plaintiffs' counsel), which shall be retained by Carver Darden for subsequent distribution, but only upon further order of this Court directing such distribution.

4) The Court shall retain jurisdiction to enter such other and further orders as may be appropriate in the circumstances, including but not limited to orders appointing the Special Master, for the final distribution of the proceeds from the sale to the appropriate parties, as well as payment of applicable attorneys fees for counsel of record.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida.



07/16/2025 13:23:33  
2023 CA 002870

signed by CIRCUIT COURT JUDGE JENNIFER J FRYDRYCHOWICZ 07/16/2025 01:23:33 +jmsBP3

JENNIFER J. FRYDRYCHOWICZ  
Circuit Court Judge

**Parties will receive service from the Court at the e-mail designations on the service list of the e-Portal. The attorney/movant shall effectuate service upon any party not registered on the service list of the e-Portal and file a Certificate of Compliance within five (5) business days.**

Copies to:  
Matthew Hoffman, Attorney for Plaintiffs  
Defendants