



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

1225.80

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	ISAACKS ELOUISE 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568 2451 GREEN VILLAGE RD 12-3223-000 BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 F (Full legal attached.)	Certificate #	2023 / 6791
		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)
# 2023/6791	06/01/2023	990.79	49.54	1,040.33
→Part 2: Total*				1,040.33

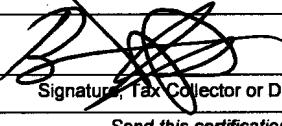
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/6906	06/01/2024	1,082.68	6.25	86.84	1,175.77
Part 3: Total*					1,175.77

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)	2,216.10
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,015.62
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)	3,606.72

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
Signature, Tax Collector or Designee	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: _____ 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500399

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
12-3223-000	2023/6791	06-01-2023	BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

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 - 2023

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:	305N321332000000	Year	Land	Imprv	Total
Account:	123223000	2024	\$4,420	\$66,895	\$71,315
Owners:	ISAACKS ELOUISE	2023	\$4,420	\$65,433	\$69,853
Mail:	2451 GREEN VILLAGE RD WINTER HILL, FL 32160	2022	\$1,938	\$58,387	\$60,325

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2024	\$4,420	\$66,895	\$71,315	\$63,691
2023	\$4,420	\$65,433	\$69,853	\$57,901
2022	\$1,938	\$58,387	\$60,325	\$52,638

Disclaimer

Tax Estimator

Change of Address

File for Exemption(s) Online

Report Storm Damage

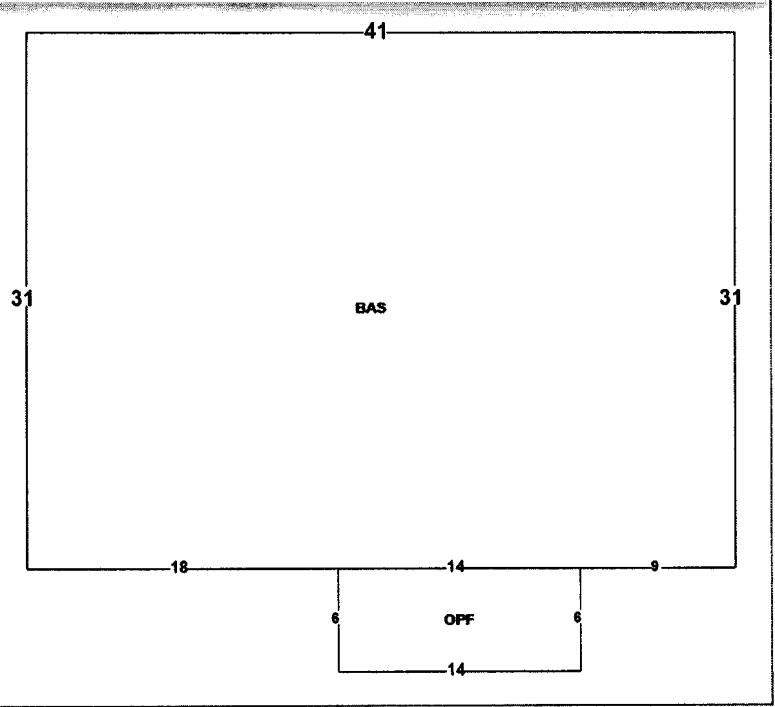
Parcel Information

[Launch Interactive Map](#)

Address: 2451 GREEN VILLAGE RD, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1975, PA Building ID#: 16081

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1355 Total SF

BASE AREA - 1271

OPEN PORCH FIN - 84

Images



2/22/2021 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: 05/22/2025 (tc.5601)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 06791**, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N
100 FT E 150 FT TO POB OR 6118 P 1386**

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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 #: 12-3223-000 CERTIFICATE #: 2023-6791

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 12, 2005 to and including September 12, 2025 Abstractor: Andrew Hunt

BY



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

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

September 15, 2025
Tax Account #: **12-3223-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF ELOUISE ISAACKS**

By Virtue of Warranty Deed recorded 4/3/2007 in OR 6118/1386 together with Death Certificate recorded in Case Number 2019CP001629

ABSTRACTOR'S NOTE: A PROBATE WAS STARTED FOR ELOUISE ISAACKS, DECEASED, BUT NEVER COMPLETED. WE HAVE INCLUDED THE HEIRS LISTED IN THAT PETITION FOR ADMINISTRATION FOR NOTICE.

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) 2022-2024 are delinquent.

Tax Account #: 12-3223-000

Assessed Value: \$70,060.00

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 #: 12-3223-000

CERTIFICATE #: 2023-6791

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.

**EST OF ELOUISE ISAACKS
ROBERT MCCORMICK
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568**

**ELOUSIE ISAACKS
2511 GREEN VILLAGE RD
WALNUT HILL, FL 32568**

**EST OF ELOUISE ISAACKS
BOBBIE KAY MILLER
ROBERT MCCORMICK
JIMMIE ISAACKS**

**2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568**

**BOBBIE KAY MILLER
607 MCRAE ST APT C8
ATMORE, AL 36502**

**ELOUISE ISAACKS
2441 GREEN VILLAGE RD
CENTURY, FL 32535**

Certified and delivered to Escambia County Tax Collector, this 15th 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 15, 2025
Tax Account #:12-3223-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT
N 100 FT E 150 FT TO POB OR 6118 P 1386**

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-3223-000(1225-80)

Recorded in Public Records 04/03/2007 at 04:01 PM OR Book 6118 Page 1386,
Instrument #2007031778, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$350.00

STATE OF FLORIDA
ESCAMBIA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **RAYFORD E. JETER** and **MARGARET M. JETER**, husband and wife, 7840 Rockaway Creek Road, Walnut Hill, FL 32568, hereinafter called Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do grant, bargain, sell, and convey unto **ELOUISE ISAACKS**, 2441 Green Village Road, Century, FL 32535, hereinafter called Grantee, her heirs, executors, administrators, and assigns forever, the following described real property, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Begin at the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 30, Township 5 North, Range 32 West; thence run West 16 feet; thence South 200 feet to starting point; thence continue South 100 feet; thence West 150 feet; thence North 100 feet; thence East 150 feet back to the point of beginning, conveying 1/3 acre, more or less,

SUBJECT TO easements and reservations of record, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And the Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that the property is free from encumbrances and that Grantors, their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals on this 29th day of March, 2007.

Signed, sealed and delivered
in the presence of:

Linda Guyton
Printed name: Linda Guyton

Rayford E. Jeter (SEAL)
RAYFORD E. JETER

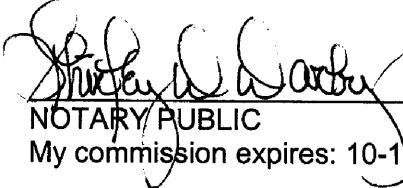
Sunni L. Moyer
Printed name: Sunni L. Moyer

Margaret M. Jeter (SEAL)
MARGARET M. JETER

STATE OF ALABAMA

ESCAMBIA COUNTY

The foregoing conveyance was acknowledged before me this 29th day of March, 2007 by Rayford E. Jeter and Margaret M. Jeter, who are personally known to me and who did not take an oath.



Shirley D. Darby

NOTARY PUBLIC

My commission expires: 10-12-2008.

No title examination was performed in the preparation of this document.

This instrument prepared by:

**Shirley D. Darby
Attorney at Law
P. O. Box 587
Atmore, AL 36504**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06791 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:

ELOUISE ISAACKS 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568	ROBERT MCCORMICK 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568	EST OF ELOUISE ISAACKS 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	BOBBIE KAY MILLER 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568
ROBERT MCCORMICK 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	JIMMIE ISAACKS 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	ELOUISE ISAACKS 2441 GREEN VILLAGE RD CENTURY, FL 32535	BOBBIE KAY MILLER 607 MCRAE ST APT C8 ATMORE, AL 36502
ELOUISE ISAACKS 2511 GREEN VILLAGE RD WALNUT HILL, FL 32568			

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. 06791**, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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.

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. 06791**, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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

Post Property:

2451 GREEN VILLAGE RD 32568



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.

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. 06791**, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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

Personal Services:

ELOUISE ISAACKS
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1225.80

Document Number: ECSO25CIV046788NON

Agency Number: 26-000735

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06791 2023

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ELOUISE ISAACKS

Defendant:

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

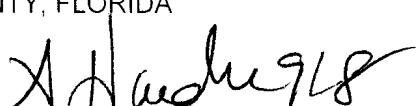
Non-Executed

Received this Writ on 10/24/2025 at 8:33 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ELOUISE ISAACKS , Writ was returned to court UNEXECUTED on 10/28/2025 for the following reason:

ABOVE SUBJECT IS DECEASED

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL

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. 06791, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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

Personal Services:

ELOUISE ISAACKS
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

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.

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. 06791, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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

Personal Services:

ELOUISE ISAACKS
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1225.80

Document Number: ECSO25CIV046735NON

Agency Number: 26-000700

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06791 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ELOUISE ISAACKS

Defendant:

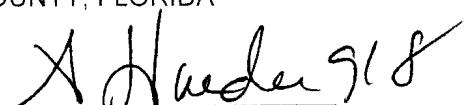
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/24/2025 at 8:32 AM and served same at 7:25 AM on 10/27/2025 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. HARDIN, CPS

Service Fee: \$40.00
Receipt No: BILL

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. **06791**, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 123223000 (1225-80)

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

ELOUISE ISAACKS

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

Post Property:

2451 GREEN VILLAGE RD 32568



**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.

ELOUISE ISAACKS [1225-80]
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2036 95

10/29/25 DELIVERED

EST OF ELOUISE ISAACKS [1225-80]
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2037 18

10/29/25 DELIVERED

ROBERT MCCORMICK [1225-80]
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2035 89

ELOUISE ISAACKS [1225-80]
2441 GREEN VILLAGE RD
CENTURY, FL 32535

9171 9690 0935 0127 2036 02

11/6/25 RETURNED
VACANT

ELOUSIE ISAACKS [1225-80]
2511 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2036 26

11/6/25 RETURNED - U/T

ROBERT MCCORMICK [1225-80]
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2037 01

10/29/25 DELIVERED

BOBBIE KAY MILLER [1225-80]
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2037 25

11/7/25 RETURNED
- VACANT

JIMMIE ISAACKS [1225-80]
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

9171 9690 0935 0127 2035 96

11/7/25 RETURNED
VACANT

BOBBIE KAY MILLER [1225-80]
607 MCRAE ST APT C8
ATMORE, AL 36502

9171 9690 0935 0127 2036 19

11/6/25 RETURNED - U/T

My Services[Profile](#) [Print](#) [Guide](#) [Export](#)[Equipment](#)[Reports](#)[Tracking](#)[Supplies](#)[Home](#) > [Tracking](#) > [Status History](#)**Status History ?****Tracking Number Information**

Meter:	31219251	Mailing Date:	10/27/25 12:30 PM
Tracking Number:	9171969009350127203718	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32568
Service:	ERR	City:	MC DAVID
Value	\$0.740	State:	FL

[Proof of Delivery](#)**Status Details****▼ Status Date****Status**

Wed, 10/29/25, 11:08:00 AM	OK : Delivered
Tue, 10/28/25, 03:17:00 PM	Processed (processing scan)
Tue, 10/28/25, 01:18:00 PM	Processed (processing scan)
Tue, 10/28/25, 11:05:00 AM	Processed (processing scan)
Tue, 10/28/25, 09:15:00 AM	Processed (processing scan)
Tue, 10/28/25, 08:00:00 AM	Origin Acceptance
Mon, 10/27/25, 04:27:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Meters in 140649

31219251

My Services

[Profile](#) [Print](#) [Guide](#) [Export](#)

Equipment

Reports

Tracking

Supplies

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	10/27/25 12:30 PM
Tracking Number:	9171969009350127203695	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32568
Service:	ERR	City:	MC DAVID
Value	\$0.740	State:	FL

[Proof of Delivery](#)

Status Details

▼ Status Date

Wed, 10/29/25, 11:08:00 AM	OK : Delivered
Tue, 10/28/25, 03:17:00 PM	Processed (processing scan)
Tue, 10/28/25, 01:18:00 PM	Processed (processing scan)
Tue, 10/28/25, 11:05:00 AM	Processed (processing scan)
Tue, 10/28/25, 09:16:00 AM	Processed (processing scan)
Tue, 10/28/25, 08:01:00 AM	Origin Acceptance
Mon, 10/27/25, 04:27:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Status

Meters in 140649

31219251

My Services[Profile](#) [Print](#) [Guide](#) [Export](#)[Equipment](#)[Reports](#)[Tracking](#)[Supplies](#)[Home](#) > [Tracking](#) > [Status History](#)**Status History ?****Tracking Number Information**

Meter:	31219251	Mailing Date:	10/27/25 12:30 PM
Tracking Number:	9171969009350127203701	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32568
Service:	ERR	City:	MC DAVID
Value	\$0.740	State:	FL

[Proof of Delivery](#)**Status Details**

▼ Status Date	Status
Wed, 10/29/25, 11:07:00 AM	OK : Delivered
Tue, 10/28/25, 03:17:00 PM	Processed (processing scan)
Tue, 10/28/25, 01:18:00 PM	Processed (processing scan)
Tue, 10/28/25, 11:05:00 AM	Processed (processing scan)
Tue, 10/28/25, 09:15:00 AM	Processed (processing scan)
Tue, 10/28/25, 08:00:00 AM	Origin Acceptance
Mon, 10/27/25, 04:27:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

CERTIFIED MAIL

Pam Childers
Clerk of the Circuit Court & Comptroller

Clerk of the Circuit Court & Comptroller

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

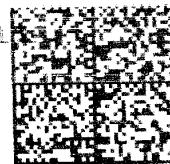
RECEIVED
CLERK OF THE COURT
CLARK COUNTY, WASH.

ELOUISE ISAACKS [1225-80]
2441 GREEN VILLAGE RD
CENTURY, FL 32535



9171 9690 0935 0127 2036 02

1055AM 14 FL 325
23 102 AM 10



quadien
FIRST-CLASS MAIL
IMI
\$008.86⁰⁰
10/27/2025 ZIP 32502
043M31219251

U.S. POSTAGE

WAC

NIXIE 326 DE 1 0011/03/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC 8C: 32502583335 *2638-04451-28-18
32502>58335

CERTIFIED MAIL™

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

THE AMERICAN COUNCIL
ON EDUCATION
1201 16TH STREET, N.W.
WASHINGTON 25, D.C.

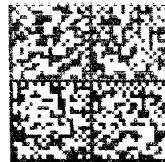
ELOUSIE ISAACKS [1225-80]
2511 GREEN VILLAGE RD
WALNUT HILL, FL 32568



9171 9690 0935 0127 2036 26

SEARCHED INDEXED SERIALIZED FILED 325

12/07/2015AM 11



quadient
FIRST-CLASS MAIL
IMI
\$008.86⁹
10/27/2025 ZIP 32502
043M31219251

HWK

NIXIE 326 FM 1 0011/03/25

卷之三

CERTIFIED MAIL

Pam Childers

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

221 Palafox Place, Suite 110

Pensacola, FL 32502

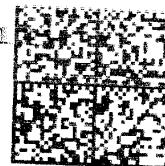
2015 NOV - 7 12:03
FRESNO MADERA COUNTY, CALIFORNIA
CLERK'S OFFICE, MADERA COUNTY, CALIFORNIA
RECEIVED

BOBBIE KAY MILLER [1225-80]
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568



9171 9690 0935 0127 2037 25

28153400- FL 325
281047N 20156AN 10



gradient

FIRST-CLASS MAIL
IMI
\$008.86
10/27/2025 ZIP 32501
043M31219251

US POSTAGE

NI XIN 1920 NOVEMBER 1920

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC BC: 32502583335 *2638-03120-28-18
32502>63334

CERTIFIED MAIL™

Pam Childers

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



PENSACOLA FL 325

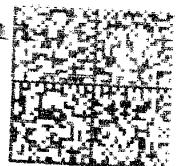
25 OCT 10 25AM 1

quadrant

FIRST-CLASS MAIL
IMI

\$008.86

10/27/2025 10:25AM
043M31219151



U.S. POSTAGE

10/31/14

BOBBIE KAY MILLER [1225-80]
607 MCRAE ST APT C8
ATMORE, AL 36502

NIXIE

326 DE 1

0811/23/25

1/

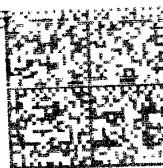
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
385862958338
BC: 32502583385 *2638-03185-28-18

CERTIFIED MAIL™



9171 9690 0935 0127 2043 02



quadient
FIRST-CLASS MAIL
IMI
\$008.86⁰⁰
10/27/2026 ZIP 3250
013MB1219251

POSTAGE

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

KRISTI LYNN KORTE [1225-40]
816 EBB TIDE DR
PENSACOLA, FL 32507

WITTE 326 10-30 6912/01/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEED
UNABLE TO FORWARD

BC: 32502583335 *2638-02566-28-18

3250275433

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. 06791, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32
W
TAX ACCOUNT NUMBER 123223000
(1225-80)

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

ELOUISE ISAACKS

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	8350
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

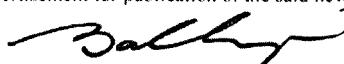
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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 06791 KEYS FUNDING LLC Isaacks

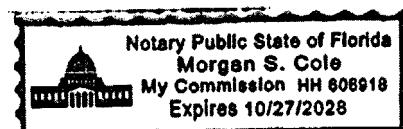
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

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





Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2025 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
12-3223-000	06		305N321332000000

ISAACKS ELOUISE
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

PROPERTY ADDRESS:

2451 GREEN VILLAGE RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23 | 6791

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	70,060	0	70,060	462.40
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	73,517	0	73,517	165.27
BY STATE LAW	3.1110	73,517	0	73,517	228.71
WATER MANAGEMENT	0.0207	70,060	0	70,060	1.45
SHERIFF	0.6850	70,060	0	70,060	47.99
M.S.T.U. LIBRARY	0.3590	70,060	0	70,060	25.15
ESCAMBIA CHILDRENS TRUST	0.3798	70,060	0	70,060	26.61

TOTAL MILLAGE 13.4035

AD VALOREM TAXES \$957.58

LEGAL DESCRIPTION

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 See Additional Legal on Tax Roll	FP FIRE PROTECTION 226.78

NON-AD VALOREM ASSESSMENTS \$226.78

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$1,184.36

If Paid By Please Pay	Dec 31, 2025 \$1,148.83	Jan 31, 2026 \$1,160.67	Feb 28, 2026 \$1,172.52	Mar 31, 2026 \$1,184.36	

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

2025 Real Estate Property Taxes

Payments in U.S. funds from a U.S. bank

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY Dec 31, 2025	1,148.83
AMOUNT IF PAID BY Jan 31, 2026	1,160.67
AMOUNT IF PAID BY Feb 28, 2026	1,172.52
AMOUNT IF PAID BY Mar 31, 2026	1,184.36
AMOUNT IF PAID BY	

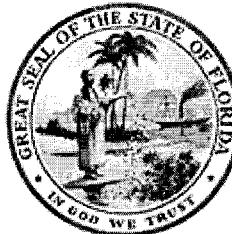
DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
12-3223-000
PROPERTY ADDRESS
2451 GREEN VILLAGE RD

ISAACKS ELOUISE
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

PRIOR YEAR(S) TAXES OUTSTANDING

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

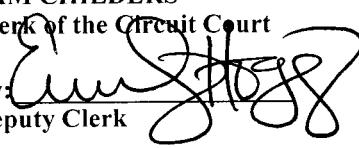
Cert # 006791 of 2023 Date 12/3/2025

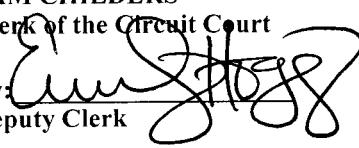
Name ARIES ROSALES

Cash Summary

Cash Deposit	\$2,065.00
Total Check	\$39,566.60
Grand Total	\$41,631.60

Purchase Price (high bid amount)	\$41,300.00	Total Check	\$39,566.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$289.10	Adv Doc. Stamps	\$289.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$5,984.01	Postage	\$80.10
		Researcher Copies	\$0.00
- postage	\$80.10		
- Researcher Copies	\$0.00	Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$5,903.91	Registry of Court	\$5,903.91
Purchase Price (high bid)	\$41,300.00		
-Registry of Court	\$5,903.91	Overbid Amount	\$35,315.99
-advance recording (for mail certificate)	\$18.50		
-postage	\$80.10		
-Researcher Copies	\$0.00		
= Overbid Amount	\$35,315.99		

PAM CHILDERS
 Clerk of the Circuit Court


By: 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2023 TD 006791

Sold Date 12/3/2025

Name ARIES ROSALES

RegistryOfCourtT = TAXDEED	\$5,903.91
overbidamount = TAXDEED	\$35,315.99
PostageT = TD2	\$80.10
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$289.10
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 006791	
6/4/2025	TD83	TAX COLLECTOR CERTIFICATION	
6/4/2025	TD84	PA INFO	
6/4/2025	TD84	TDA NOTICE	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025045138	
9/18/2025	TD82	PROPERTY INFORMATION REPORT	
10/27/2025	TD81	CERTIFICATE OF MAILING	
11/3/2025	TD84	SHERIFF RETURN OF SERVICE	
11/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900039719 - - REGISTRY CHECK	
11/18/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
11/20/2025	TD84	PROOF OF PUBLICATION	
12/2/2025	TD84	2025 TAX BILL	

FEES

Effective Date	Fee Code	Fee Desc	Total Fee	Amount Paid	Waived Amount	Amount Outstanding
6/4/2025 3:01:27 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/4/2025 3:01:27 PM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
6/4/2025 3:01:26 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00

6/4/2025 3:01:28 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/4/2025 3:03:19 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 2:01:34 PM	2025045138	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
11/7/2025 10:21:15 AM	Check (outgoing)	102050962	BALLINGER PUBLISHING	PO BOX 12665	200.00	900039719 CLEARED ON 11/7/2025
6/11/2025 2:01:34 PM	Deposit	102007948	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
	Check (outgoing)	102059307	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	80.00	
Deposited			Used	Balance		
584.00			7,680.00	-7,096.00		

Auction Results Report

Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stmt	Total Due	Auction Status	Certificate Number	Name On Title	Title Address	
<input checked="" type="checkbox"/> 12/03/2022 2023 TD 0067 305N321												289.10	\$39,566.60	Sold	06791	ARRO Capital	28863 Industry Dr
<input checked="" type="checkbox"/> 12/03/2022 2023 TD 0058 051N313												574.70	\$78,612.20	Sold	05839	VMA Investment	1346 The Alamec
<input checked="" type="checkbox"/> 12/03/2022 2023 TD 0047 332S312												350.70	\$47,988.20	Sold	04747	VMA Investment	1346 The Alamec
<input checked="" type="checkbox"/> 12/03/2022 2023 TD 0044 162S314												623.00	\$86,215.60	Sold	04420	Harry Northen	P.O. Box 17101

[Edit Name on Title](#)



Name on Title

Custom Fields

Style

Case Number: 2023 TD 006791

Result Date: 12/03/2025

Title Information:

Name:	ARRO Capital
Address1:	28863 Industry Dr
Address2:	
City:	Valencia
State:	CA
Zip:	91355

[Cancel](#)

[Update](#)



Page 1 of 1 30

View 1 - 4 of 4

TOTALS: Items Count: 4 Balance: \$249,375.00 Clerk Fees: \$0.00 Rec Fees: \$170.00 Doc Stamps: \$1,837.50 Total Due: \$261,382.50

83381

Aries Rosales

Deposit

\$41,300.00

\$20,65,00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025093331 12/8/2025 2:42 PM
OFF REC BK: 9417 PG: 440 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06791 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:

ELOUISE ISAACKS 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568	ROBERT MCCORMICK 2451 GREEN VILLAGE RD WALNUT HILL, FL 32568
EST OF ELOUISE ISAACKS 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	BOBBIE KAY MILLER 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568
ROBERT MCCORMICK 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568	JIMMIE ISAACKS 2441 GREEN VILLAGE RD WALNUT HILL, FL 32568
ELOUISE ISAACKS 2441 GREEN VILLAGE RD CENTURY, FL 32535	BOBBIE KAY MILLER 607 MCRAE ST APT C8 ATMORE, AL 36502
ELOUSIE ISAACKS 2511 GREEN VILLAGE RD WALNUT HILL, FL 32568	

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

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 Certificates No. 06791, 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 SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386

SECTION 30, TOWNSHIP 5 N, RANGE 32 W
TAX ACCOUNT NUMBER 123223000
(1225-80)

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

ELOUSE ISAACKS

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	0350
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

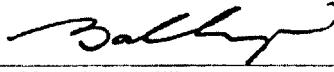
Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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 06791 KEYS FUNDING LLC Isaacks

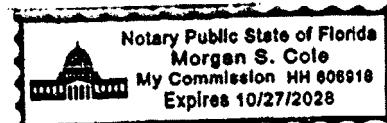
was published in said newspaper in and was printed and released from 10/29/2025 until 11/19/2025 for a consecutive 4 weeks.

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



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025093332 12/8/2025 2:42 PM
OFF REC BK: 9417 PG: 442 Doc Type: TXD
Recording \$10.00 Deed Stamps \$289.10

Tax deed file number 1225-80

Parcel ID number 305N321332000000

TAX DEED

Escambia County, Florida

for official use only

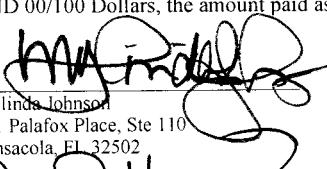
Tax Certificate numbered 06791 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of December 2025, the land was offered for sale. It was sold to **ARRO Capital**, 28863 Industry Dr Valencia CA 91355, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB OR 6118 P 1386 SECTION 30, TOWNSHIP 5 N, RANGE 32 W

** Property previously assessed to: ELOUISE ISAACKS

On 3rd day of December 2025, in Escambia County, Florida, for the sum of (\$41,300.00) FORTY ONE THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

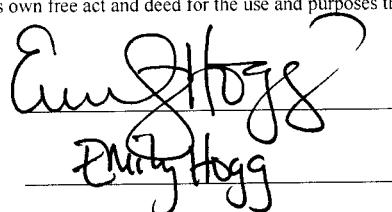

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 3rd day of December, 25, before me personally appeared Pam Childers, Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #	2023 TD 006791
Account #	123223000
Property Owner	Elouise Isaacks
Property Address	2451 Green Village Rd 32568
SOLD TO:	Aries Rosales \$41,300.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 317.60 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 547.24 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 4,845.93 ✓	\$
Refund High Bidder unused sheriff fees	\$ 206.90 ✓	\$
Additional taxes 2025 Taxes	\$ 1,148.83 ✓	\$ 34,768.75
Postage final notices	\$ 80.10	\$ 34,688.65
	\$	\$
	\$	\$
	\$	\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:	Notes:
Tax Deed Results Report to Tax Collector	✓
Print Deed/Send to Admin for signature	✓
Request check for recording fees/doc stamps	✓
Request check for Clerk Registry fee/fee due clerk	✓
Request check for Tax Collector fee (\$6.25 etc)	✓
Request check for certificate holder refund/taxes & app fees	✓
Request check for any unused sheriff fees to high bidder	✓
Determine government liens of record/ amounts due	✓
Print Final notices to all lienholders/owners	✓
Request check for postage fees for final notices	✓
Record Tax Deed/Certificate of Mailing	✓
Copy of Deed for file and to Tax Collector	✓



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

BOBBIE KAY MILLER
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

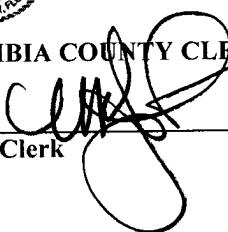
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

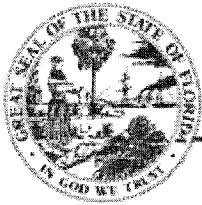


ESCAMBIAS COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 78



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

BOBBIE KAY MILLER
607 MCRAE ST APT C8
ATMORE, AL 36502

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

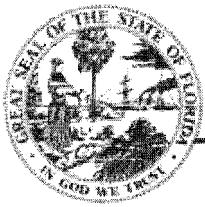


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 61



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ELOUISE ISAACKS
2441 GREEN VILLAGE RD
CENTURY, FL 32535

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

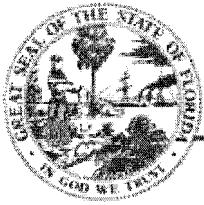


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 54



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ELOUISE ISAACKS
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

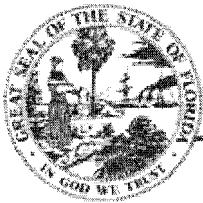


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 47



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ELOUSIE ISAACKS
2511 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

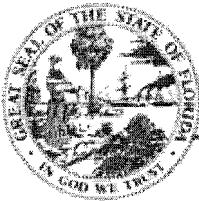


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 30



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

EST OF ELOUISE ISAACKS
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

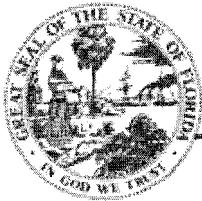


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 23



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

JIMMIE ISAACKS
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS
OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE
SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.

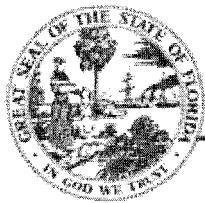


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 16



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT MCCORMICK
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

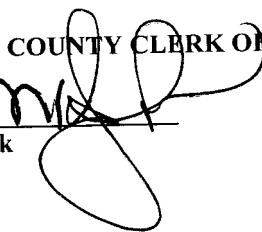
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0842 09



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT MCCORMICK
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80
Certificate # 06791 of 2023
Account # 123223000

Property legal description:

**BEG AT NE COR OF SW1/4 OF NE1/4 W 16 FT S 200 FT FOR POB CONTINUE S 100 FT W 150 FT N 100 FT E 150 FT TO POB
OR 6118 P 1386**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **December 3, 2025**, and a surplus of **\$34,688.65** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

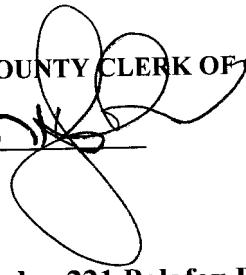
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 10th day of December 2025.



ESCAMBIA COUNTY CLERK OF COURT

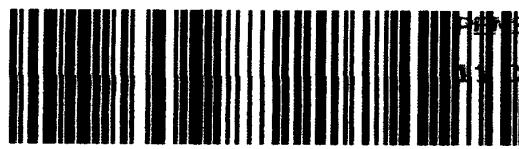
By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0129 0841 93

CERTIFIED MAIL™

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



PENSACOLA FL 325

11 DEC 2025 AM 1

9171 9690 0935 0129 0842 23



quadient
FIRST-CLASS MAIL
IMI
\$008.86
12/10/2025 ZIP 32502
043M31219251

US POSTAGE

VAC

NOTICE OF SURPLUS FUNDS FROM TAX DEED

EST OF ELOUISE ISAACKS
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80

AMM
325025-215834

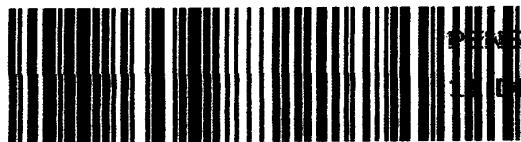
NIXIE 326 FE 1 0012/19/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335 42638-00888-11-16

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

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

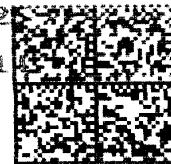
CERTIFIED MAIL



9171 9690 0935 0129 0842 54

PERIMACOLA FL 32

DEC 2025 AM 1



quadien

FIRST-CLASS MAIL

111

\$008.86⁰⁰

12/10/2025 ZIP 32502
043M31219251

US POSTAGE

TON 23 DEC 1968

NOTICE OF SURPLUS FUNDS FROM TAX DEEMED

ELOUSE ISAACKS
2441 GREEN VILLAGE RD
CENTURY, FL 32535

Tax Deed File # 1225-80

NIXIE 326 FE 1 0012/19/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

SC: 32502583335 *2638-00972-11-16

322689-2-5334

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

CERTIFIED MAIL™



9171 9690 0935 0129 0842 09

PENSACOLA FL 325

12/10/2025 AM 2



quadrant
FIRST-CLASS MAIL
IMI
\$008.86
12/10/2025 ZIP 32502
043M31219251

US POSTAGE

VPF

NOTICE OF SURPLUS FUNDS FROM TAX DEED

ROBERT MCCORMICK
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80

NIXIE 326 FE 1 0012/19/25

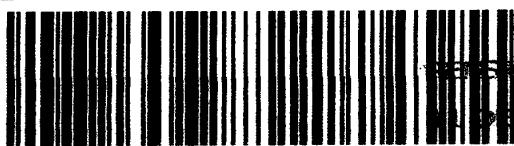
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335 12738-02936-11-16

32502583335

CERTIFIED MAIL™

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



9171 9690 0935 0129 0842 47

NOTICE OF SURPLUS FUNDS FROM TAX DEED

ELOUISE ISAACKS
2451 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80

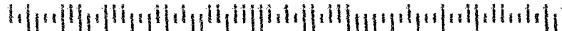
1A
32502-29835

NIXIE 326 DE 1

0812/10/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BL: 32502583333 42638-00947-11-16



US POSTAGE

CERTIFIED MAIL™

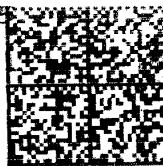
Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 32502

12 DEC 2025 AM 1

9171 9690 0935 0129 0842 30



quadrant

FIRST-CLASS MAIL

IMI

\$008.86

12/10/2025 ZIP 32502
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED

ELOUSIE ISAACKS
2511 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80

NIXIE 326 DE 1 0012/19/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BU: 32502583333 42638-00846-11-16

32502583333

CERTIFIED MAIL™

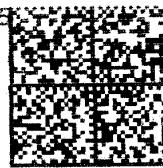
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0129 0842 16

PENSACOLA FL 325

DEC 2025 AM 1



quadrant

FIRST-CLASS MAIL

IMI

\$008.86⁰

12/10/2025 ZIP 32502
043M31219251

US POSTAGE

VAC

NOTICE OF SURPLUS FUNDS FROM TAX DEED

JIMMIE ISAACKS
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80

NIXIE 326 FE 1 0012/19/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

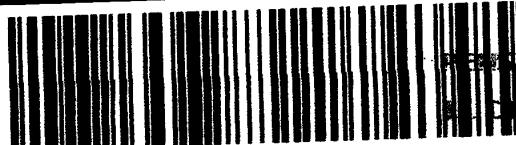
BL: 32502583335

2638-00595-11-16

32502583335

CERTIFIED MAIL™

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



PENSACOLA, FL 325

DEC 2025 AM 1

9171 9690 0935 0129 0842 78



quadient

FIRST-CLASS MAIL

IMI

\$008.86⁰12/10/2025 ZIP 32502
043M31219251**US POSTAGE***VAC***NOTICE OF SURPLUS FUNDS FROM TAX DEED**

BOBBIE KAY MILLER
2441 GREEN VILLAGE RD
WALNUT HILL, FL 32568

Tax Deed File # 1225-80

Clerk of the Circuit Court & Compt

AMR
32502-229334

NIXIE 326 FE 1 0012/19/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335 12638-00844-11-16

120 days' 4/14/2026

PAN CIVIL SECS

STATE TAX COMPTROLLER

FILED

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

**Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

160 JAY - 9 P 12:26

ESCAMBIA COUNTY, FL

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

2023 TD 006791

CERTIFICATE NUMBER:

06791

SALE DATE:

12/31/2025

PROPERTY ADDRESS:

2451 Green Village Rd, Walnut Hill, FL 32568

**NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.

I claim the surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

Todd Isaacks, POA for Jimmie Isaacks

CONTACT NAME, IF APPLICABLE:

MAILING ADDRESS:

440 Davenport Dr, Waxahachie, TX 75167

TELEPHONE NUMBER:

(214) 878-5530

EMAIL ADDRESS:

tisaacks@aol.com

MAIL CHECK TO: (if different address)

I am one of the following:

Lienholder: If claiming as a lienholder please complete Section 3.

Titleholder: If claiming as a titleholder please complete Section 4.

Other: Describe other: Heir to Estate of Louise Isaacks

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:

Book # _____ Page # _____ Amount due: _____

COURT JUDGMENT:

Book # _____ Page # _____ Amount due: _____

CONDO/HSA LIEN:

Book # _____ Page # _____ Amount due: _____

OTHER: _____

Describe other: _____ Amount due: _____

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE

DEED: Book # _____ Page # _____

PROBATE ORDER: Book # _____ Page # _____

OTHER: _____ Describe other: _____

**I hereby swear under oath and under penalty of perjury that all of the above information is true and correct. 50% or
Amount of surplus claimed: \$ All Available

CLAIMANT SIGNATURE: Todd J. Isaacks

PRINTED NAME: Todd J. Isaacks

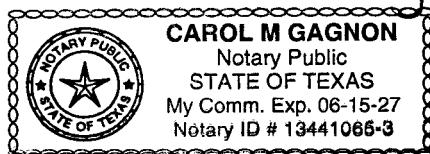
TO BE COMPLETED BY A NOTARY

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 2nd day of January, 2026, by Carol M. Gagnon.

NOTARY SIGNATURE: Carol M. Gagnon

PRINTED NAME: Carol M. Gagnon



Personally known _____ Type of ID Texas DL

Durable Power of Attorney

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS DURABLE POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

Definition of Agent

As used in this document, the term "Agent" shall include all agent(s), attorney(s)-in-fact, attorneys-in-fact / agents, and mandataries who are appointed herein.

TO ALL PERSONS, be it known, that I, Jimmie Isacks, the undersigned Principal, who resides at 5530 Northrup Rd,
City of Milton, County of Santa Rosa,
State of Florida, do hereby appoint Todd Isacks as my Agent, and _____ as my Agent, who must act jointly may act separately on my behalf.

At the time of the execution of this Durable Power of Attorney,

Todd Isacks resides at 440 Davenport Dr,
City of Waxahachie, County of Ellis, State of Texas.

At the time of the execution of this Durable Power of Attorney,

_____ resides at _____,
City of _____, County of _____, State of _____.

If one of my Agents is unable to serve for any reason, I authorize the remaining named Agent to act as my sole Agent OR I designate _____, residing at _____, City of _____, County of _____, State of _____, to serve in that person's place.

If both of my Agents are unable to serve for any reason, I designate

_____, residing at _____,
City of _____, County of _____, State of _____,
_____, as my Successor Agent.

Grant of General Authority

My Agent shall care for, manage, control, and handle all of my business, financial, property and personal affairs in my name, place and stead in as full and complete a manner in which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through such a representative and subject to any limitations on or additions to the specified powers inserted after the following:

(NOTICE: The Principal must write his or her initials in the corresponding blank space for each of the subdivisions (A) through (M) below for which the Principal WANTS to give the Agent authority. If the corresponding blank space for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for those matters specified in the subdivision. ALTERNATIVELY, the letter corresponding to each power the Principal wishes to grant has been referenced in subdivision "(N)", and the Principal may initial in the blank space to the left of subdivision "(N)" in order to grant each of the powers so indicated.)

(A) Real property transactions. To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, tear down, alter, rebuild, improve, manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever, including specifically, but without limitation, real property lying and being situated in the State of Florida, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt.

(B) Tangible personal property transactions. To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of the State of Florida or any applicable state, or otherwise hypothecate (pledge), and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.

(C) Stock and bond transactions. To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.

(D) Commodity and option transactions. To buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions; establish or continue option accounts for the Principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the Principal could if present and under no disability.

(E) Banking and other financial institution transactions. To make, receive, sign, endorse, execute, acknowledge, deliver and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations. To pay all sums of money, at any time or times, that may hereafter be owing by me upon any account, bill of exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent. To borrow from time to time such sums of money as my Agent may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part. To have free access at any time or times to any safe deposit box or vault to which I might have access.

(F) Business operating transactions. To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures of whatever nature or kind that I may now or hereafter be involved in. ~~To organize or continue and conduct any business which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the Principal could if present and under no disability.~~

(G) Insurance and annuity transactions. To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate or change the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts, unless the Agent is my spouse or only child.

(H) Estate, trust and other beneficiary transactions. To accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the Principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the Principal that terminates at the death of the Principal and is then distributable to the legal representative of the estate of the Principal; and, in general, exercise all powers with respect to estates and trusts which the Principal could exercise if present and under no disability; provided, however, that the Agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the Principal or require the trustee of any trust for the benefit of the Principal to pay income or Principal to the Agent unless specific authority to that end is given.

(I) Claims and litigation. To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts, reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between me and any person, firm, corporation, or other legal entity, in such manner and in all respects as my Agent shall deem proper.

(J) Personal and family maintenance. To hire accountants, attorneys at law, consultants, clerks, physicians, nurses, agents, servants, workmen, and others and to remove them, and to appoint others in their place, and to pay and allow the persons so employed such salaries, wages, or other remunerations, as my Agent shall deem proper.

(K) Benefits from Social Security, Medicare, Medicaid, or other governmental programs, or military service. To prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service, and governmental benefits, including but not limited to Medicare and Medicaid, which the Principal could exercise if present and under no disability.

(L) Retirement plan transactions. To contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the Principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the Principal could if present and under no disability.

(M) Tax matters. To prepare, to make elections, to execute and to file all tax, Social Security, unemployment insurance, and informational returns required by the laws of the United States, or of any state or subdivision thereof, or of any foreign government; to prepare, to execute, and to file all other papers and instruments which the Agent shall think to be desirable or necessary for safeguarding of me against excess or illegal taxation or against penalties imposed for claimed violation of any law or other governmental regulation; and to pay, to compromise, or to contest or to apply for refunds in connection with any taxes or assessments for which I am or may be liable.

(N) ALL OF THE MATTERS LISTED ABOVE. YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

Grant of Specific Authority (Optional)

My Agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your Agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your Agent.)

Create, amend, revoke or terminate an inter vivos trust.

Make a gift.

Create or change rights of survivorship.

Create or change a beneficiary designation.

Authorize another person to exercise the authority granted under this Durable Power of Attorney.

- Waive the Principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan.
- Exercise fiduciary powers that the Principal has authority to delegate.
- Disclaim or refuse an interest in property, including a power of appointment.

Limitation on Agent's Authority

An Agent that is not my ancestor, spouse or descendant MAY NOT use my property to benefit the Agent or a person to whom the Agent owes an obligation of support unless I have included that authority in the Special Instructions.

Special Instructions (Optional)

Additional powers, if any, that are not inconsistent with the other provisions of this Durable Power of Attorney:

The powers granted hereinabove shall not include the following powers or shall be modified or limited in the following particulars:

Additional powers, if any, granted to the Agent with respect to any power listed above and not eliminated/struck out by the Principal:

Special Instructions for Gifts

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

I grant my Agent the power to apply my property to make gifts to individuals, charities, or to the Agent, up to the amount of \$500 per year, per individual or entity, without signature of the Principal, as the Agent determines to be in the Principal's best interest.

Authorization for an Agent to make gifts or transfers of \$500 or more requires the Principal to execute a Major Gifts Rider at the same time as the Durable Power of Attorney document.

I grant my Agent the power to make major gifts and transfers of my property set forth under the Major Gifts Rider.

Nomination of Guardian or Conservator (Optional)

In the event that a court decides that it is necessary to appoint a Guardian of my person or Conservator of my estate, I hereby nominate _____, who resides at _____, City of _____, County of _____, State of _____, to be considered by the court for appointment to serve as my Guardian or Conservator, or in any similar representative capacity.

Effective Date/Durable Provision

This Durable Power of Attorney shall be effective immediately, shall not be affected by any lapse of time, and shall not be affected by the subsequent incapacity of the Principal except as provided by statute in the State of Florida, and all acts done by the Agent under the power granted herein during any period of the Principal's disability or incapacity shall have the same effect and inure to the benefit of and bind the Principal and Principal's successors in interest as if the Principal were competent and not disabled.

My Agent hereby accepts this appointment subject to its terms and agrees to act and perform in the said fiduciary capacity and observe the standards of care applicable to trustees as described by relevant Florida statute consistent with my best interests as his, her, or their best discretion deem advisable, and I affirm and ratify all acts so undertaken.

If the Agent is a corporate Agent, the Agent shall not use my assets for its benefit, nor the benefit of its officers or directors.

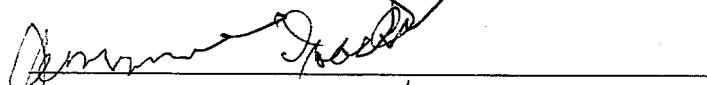
If this Durable Power of Attorney is revoked or terminated, such revocation or termination for any reason in accordance with law shall be ineffective as to any Agent unless and until actual notice or knowledge of such revocation or termination shall have been received by the Agent.

My subsequent death shall not revoke or terminate the agency granted herein as to my Agent who, without actual knowledge of my death, acts in good faith under this Durable Power of Attorney. Any action so taken, unless otherwise invalid or unenforceable, shall bind my successors in interest.

Notice to Third Parties

To induce any third-party to act hereunder, I hereby agree that any third-party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination shall have been received by such third-party, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third-party from and against any and all claims which may arise against such third-party by reason of such third-party having relied on the provisions of this instrument.

THIS DURABLE POWER OF ATTORNEY MAY BE REVOKED OR AMENDED IN WRITING BY ME AT ANY TIME.



7/17/23 (date)

Jimmie Isaacks, Principal

Linda Gines
First Witness

7/17/23 (date)

Nancy Wilson
Second Witness

7/17/23 (date)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida)
COUNTY OF Santa Rosa)

On July 17, 2023, before me, Naomi Renee Mehl, a Notary Public, personally appeared Jimmie Isaacks, as Principal, and Linda Grimes, as Witness, and Nancy Gibson, as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FLORIDA that the foregoing paragraph is true and correct.

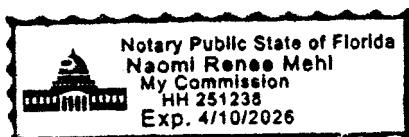
WITNESS my hand and official seal.

Naomi Renee Mehl
Signature of Notary

Affiant Known ✓ Produced ID

Type of ID _____

(Seal)



AGENT'S SIGNATURE AND ACKNOWLEDGMENT

First Agent Acknowledgement

I, Todd Isaacks, am the person identified as the Agent for the Principal named in this document and acknowledge my legal duties.

Date

July 17, 23

Signature

Todd Isaacks

Second Agent Acknowledgement (if applicable)

I, _____, am the person identified as the Agent for the Principal named in this document and acknowledge my legal duties.

Date

Signature

AGENT'S CERTIFICATION AS TO THE VALIDITY OF POWER OF ATTORNEY
AND AGENT'S AUTHORITY

STATE OF Florida)

COUNTY OF Santa Rosa)

I, Todd Isaacks, certify under penalty of perjury that Jimmie Isaacks granted me authority as Agent or Successor Agent in a power of attorney dated 7/17/2023.

I further certify that to my knowledge:

- (1) the Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated;
- (2) if the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred; and
- (3) if I was named as a Successor Agent, the prior Agent is no longer able or willing to serve.

Todd Isaacks
Agent Signature and Date

Printed Name of Agent, Address and Phone Number

Todd Isaacks
4410 Davenport Dr
Waxahachie, TX 75167
Phone: (214) 878-5530

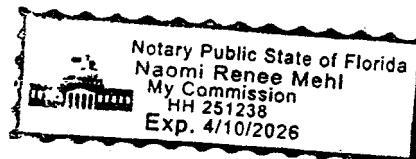
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On July 17, 2023, before me, Naomi Renee Mehl, a Notary Public, personally appeared Todd Isaacks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Naomi Renee Mehl
Signature of Notary



Affiant Known Produced ID Type of ID Texas Drivers License Seal

DURABLE POWER OF ATTORNEY - MAJOR GIFTS RIDER
AUTHORIZATION TO MAKE MAJOR GIFTS OR OTHER TRANSFERS

Attached to a Durable Power of Attorney dated 7/17/2023
made by Jimmie Isaacks

CAUTION TO THE PRINCIPAL: This OPTIONAL rider allows you to authorize your Agent to make major gifts or other transfers of your money or other property during your lifetime. Granting any of the following authority to your Agent gives your Agent the authority to take actions which could significantly reduce your property or change how your property is distributed at your death. This Major Gifts Rider does not require your Agent to exercise granted authority, but when he or she exercises this authority, he or she must act according to any instructions you provide, or otherwise in your best interest.

This Major Gifts Rider and the Durable Power of Attorney it supplements must be read together as a single instrument.

Before signing this document authorizing your Agent to make major gifts and other transfers, you should seek legal advice to ensure that your intentions are clearly and properly expressed.

(a) GRANT OF LIMITED AUTHORITY TO MAKE GIFTS:

Granting gifting authority to your Agent gives your Agent the authority to take actions which could significantly reduce your property. If you wish to allow your Agent to make gifts to himself or herself, you must separately grant that authority in subdivision (c) below.

To grant your Agent the gifting authority provided below, initial the bracket to the left of the authority.

I grant authority to my Agent to make gifts to my spouse, children and more remote descendants, and parents, not to exceed, for each donee, the annual federal gift tax exclusion amount pursuant to the Internal Revenue Code. For gifts to my children and more remote descendants, and parents, the maximum amount of the gift to each donee shall not exceed twice the gift tax exclusion amount, if my spouse agrees to split gift treatment pursuant to the Internal Revenue Code. This authority must be exercised pursuant to my instructions, or otherwise for purposes which the Agent reasonably deems to be in my best interest.

(b) MODIFICATIONS:

Use this section if you wish to authorize gifts in excess of the above amount, gifts to other beneficiaries, or other types of transfers.

Granting such authority to your Agent gives your Agent the authority to take actions which could significantly reduce your property and/or change how your property is distributed at your death. If you wish to authorize your Agent to make gifts or transfers to himself or herself, you must separately grant that authority in subdivision (c) below.

I grant the following authority to my Agent to make gifts or transfers pursuant to my instructions, or otherwise for purposes which the Agent reasonably deems to be in my best interest:

(c) GRANT OF SPECIFIC AUTHORITY FOR AN AGENT TO MAKE MAJOR GIFTS OR OTHER TRANSFERS TO HIMSELF OR HERSELF: (OPTIONAL)

If you wish to authorize your Agent to make gifts or transfers to himself or herself, you must grant that authority in this section, indicating to which Agent(s) the authorization is granted, and any limitations and guidelines.

I grant specific authority for the following Agent(s) to make the following major gifts or other transfers to himself or herself:

- (i) Todd Isoacks is authorized to transfer my all assets to himself or herself;
- (ii) _____ is authorized to transfer my _____ to himself or herself;
- (iii) _____ is authorized to transfer my _____ to himself or herself.

This authority must be exercised pursuant to my instructions, or otherwise for purposes which the Agent reasonably deems to be in my best interest.

(d) ACCEPTANCE BY THIRD PARTIES:

I agree to indemnify the third party for any claims that may arise against the third party because of reliance on this Major Gifts Rider.

(e) SIGNATURE OF PRINCIPAL AND ACKNOWLEDGMENT:

In Witness Whereof I have hereunto signed my name on July 17, 2023.

PRINCIPAL signs here: ==> Jimmie Isacks

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

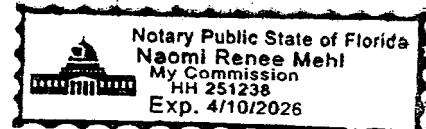
STATE OF Florida)
COUNTY OF Santa Rosa)

On July 17, 2023, before me, Naomi Renee Mehl, a Notary Public, personally appeared Jimmie Isacks, as Principal, and Linda Grimes, as Witness, and Nancy Gibson, as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FLORIDA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Naomi Renee Mehl
Signature of Notary



Affiant _____ Known Produced ID _____ Type of ID _____ (Seal)

(f) SIGNATURES OF WITNESSES:

By signing as a Witness, I acknowledge that the Principal signed the Major Gifts Rider in my presence and the presence of the other Witness, or that the Principal acknowledged to me that the Principal's signature was affixed by him or her or at his or her direction. I also acknowledge that the Principal has stated that this Major Gifts Rider reflects his or her wishes and that he or she has signed it voluntarily. I am not named herein as a permissible recipient of major gifts.

Linda Grimes

Signature of Witness #1

7/17/23

Date

Linda Grimes

Print Name

7913 5530 Northrop Rd

Address

Milton FL 32570

City, State and Zip

Nancy Gibson

Signature of Witness #2

7/17/23

Date

Nancy Gibson

Print Name

5530 Northrop Rd

Address

Milton FL 32570

City, State and Zip

(g) THIS DOCUMENT PREPARED BY:

Naomi Renee Meh I

Durable Power of Attorney

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS DURABLE POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

Definition of Agent

As used in this document, the term "Agent" shall include all agent(s), attorney(s)-in-fact, attorneys-in-fact / agents, and mandataries who are appointed herein.

TO ALL PERSONS, be it known, that I, Jimmie Isaacs, the undersigned Principal, who resides at 5530 Northrup Rd,
City of Milton, County of Santa Rosa,
State of Florida, do hereby appoint Todd Isaacs as my Agent, and _____ as my Agent, who must act jointly may act separately on my behalf.

At the time of the execution of this Durable Power of Attorney,
Todd Isaacs resides at 440 Davenport Dr,
City of Waxahachie, County of Ellis, State of Texas.

At the time of the execution of this Durable Power of Attorney,
_____, resides at _____,
City of _____, County of _____, State of _____.

If one of my Agents is unable to serve for any reason, I authorize the remaining named Agent to act as my sole Agent OR I designate _____, residing at _____, City of _____, County of _____, State of _____, to serve in that person's place.

If both of my Agents are unable to serve for any reason, I designate _____, residing at _____,
City of _____, County of _____, State of _____, as my Successor Agent.

Grant of General Authority

My Agent shall care for, manage, control, and handle all of my business, financial, property and personal affairs in my name, place and stead in as full and complete a manner in which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through such a representative and subject to any limitations on or additions to the specified powers inserted after the following:

(NOTICE: The Principal must write his or her initials in the corresponding blank space for each of the subdivisions (A) through (M) below for which the Principal WANTS to give the Agent authority. If the corresponding blank space for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for those matters specified in the subdivision. ALTERNATIVELY, the letter corresponding to each power the Principal wishes to grant has been referenced in subdivision "(N)", and the Principal may initial in the blank space to the left of subdivision "(N)" in order to grant each of the powers so indicated.)

(A) Real property transactions. To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, tear down, alter, rebuild, improve, manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever, including specifically, but without limitation, real property lying and being situated in the State of Florida, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt.

(B) Tangible personal property transactions. To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of the State of Florida or any applicable state, or otherwise hypothecate (pledge), and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.

(C) Stock and bond transactions. To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.

(D) Commodity and option transactions. To buy, sell, exchange, assign, convey, settle and exercise commodities futures contracts and call and put options on stocks and stock indices traded on a regulated options exchange and collect and receipt for all proceeds of any such transactions; establish or continue option accounts for the Principal with any securities or futures broker; and, in general, exercise all powers with respect to commodities and options which the Principal could if present and under no disability.

OB

(E) Banking and other financial institution transactions. To make, receive, sign, endorse, execute, acknowledge, deliver and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations. To pay all sums of money, at any time or times, that may hereafter be owing by me upon any account, bill of exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent. To borrow from time to time such sums of money as my Agent may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part. To have free access at any time or times to any safe deposit box or vault to which I might have access.

(F) Business operating transactions. To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures of whatever nature or kind that I may now or hereafter be involved in. To organize or continue and conduct any business which term includes, without limitation, any farming, manufacturing, service, mining, retailing or other type of business operation in any form, whether as a proprietorship, joint venture, partnership, corporation, trust or other legal entity; operate, buy, sell, expand, contract, terminate or liquidate any business; direct, control, supervise, manage or participate in the operation of any business and engage, compensate and discharge business managers, employees, agents, attorneys, accountants and consultants; and, in general, exercise all powers with respect to business interests and operations which the Principal could if present and under no disability.

(G) Insurance and annuity transactions. To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate or change the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts, unless the Agent is my spouse or only child.

(H) Estate, trust and other beneficiary transactions. To accept, receipt for, exercise, release, reject, renounce, assign, disclaim, demand, sue for, claim and recover any legacy, bequest, devise, gift or other property interest or payment due or payable to or for the Principal; assert any interest in and exercise any power over any trust, estate or property subject to fiduciary control; establish a revocable trust solely for the benefit of the Principal that terminates at the death of the Principal and is then distributable to the legal representative of the estate of the Principal; and, in general, exercise all powers with respect to estates and trusts which the Principal could exercise if present and under no disability; provided, however, that the Agent may not make or change a will and may not revoke or amend a trust revocable or amendable by the Principal or require the trustee of any trust for the benefit of the Principal to pay income or Principal to the Agent unless specific authority to that end is given.

(I) Claims and litigation. To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts, reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between me and any person, firm, corporation, or other legal entity, in such manner and in all respects as my Agent shall deem proper.

(J) Personal and family maintenance. To hire accountants, attorneys at law, consultants, clerks, physicians, nurses, agents, servants, workmen, and others and to remove them, and to appoint others in their place, and to pay and allow the persons so employed such salaries, wages, or other remunerations, as my Agent shall deem proper.

(K) Benefits from Social Security, Medicare, Medicaid, or other governmental programs, or military service. To prepare, sign and file any claim or application for Social Security, unemployment or military service benefits; sue for, settle or abandon any claims to any benefit or assistance under any federal, state, local or foreign statute or regulation; control, deposit to any account, collect, receipt for, and take title to and hold all benefits under any Social Security, unemployment, military service or other state, federal, local or foreign statute or regulation; and, in general, exercise all powers with respect to Social Security, unemployment, military service, and governmental benefits, including but not limited to Medicare and Medicaid, which the Principal could exercise if present and under no disability.

(L) Retirement plan transactions. To contribute to, withdraw from and deposit funds in any type of retirement plan (which term includes, without limitation, any tax qualified or nonqualified pension, profit sharing, stock bonus, employee savings and other retirement plan, individual retirement account, deferred compensation plan and any other type of employee benefit plan); select and change payment options for the Principal under any retirement plan; make rollover contributions from any retirement plan to other retirement plans or individual retirement accounts; exercise all investment powers available under any type of self-directed retirement plan; and, in general, exercise all powers with respect to retirement plans and retirement plan account balances which the Principal could if present and under no disability.

(M) Tax matters. To prepare, to make elections, to execute and to file all tax, Social Security, unemployment insurance, and informational returns required by the laws of the United States, or of any state or subdivision thereof, or of any foreign government; to prepare, to execute, and to file all other papers and instruments which the Agent shall think to be desirable or necessary for safeguarding of me against excess or illegal taxation or against penalties imposed for claimed violation of any law or other governmental regulation; and to pay, to compromise, or to contest or to apply for refunds in connection with any taxes or assessments for which I am or may be liable.

(N) ALL OF THE MATTERS LISTED ABOVE. YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

Grant of Specific Authority (Optional)

My Agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your Agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your Agent.)

Create, amend, revoke or terminate an inter vivos trust.

Make a gift.

Create or change rights of survivorship.

Create or change a beneficiary designation.

Authorize another person to exercise the authority granted under this Durable Power of Attorney.

- Waive the Principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan.
- Exercise fiduciary powers that the Principal has authority to delegate.
- Disclaim or refuse an interest in property, including a power of appointment.

Limitation on Agent's Authority

An Agent that is not my ancestor, spouse or descendant MAY NOT use my property to benefit the Agent or a person to whom the Agent owes an obligation of support unless I have included that authority in the Special Instructions.

Special Instructions (Optional)

Additional powers, if any, that are not inconsistent with the other provisions of this Durable Power of Attorney:

The powers granted hereinabove shall not include the following powers or shall be modified or limited in the following particulars:

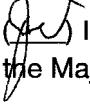
Additional powers, if any, granted to the Agent with respect to any power listed above and not eliminated/struck out by the Principal:

Special Instructions for Gifts

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

- I grant my Agent the power to apply my property to make gifts to individuals, charities, or to the Agent, up to the amount of \$500 per year, per individual or entity, without signature of the Principal, as the Agent determines to be in the Principal's best interest.

Authorization for an Agent to make gifts or transfers of \$500 or more requires the Principal to execute a Major Gifts Rider at the same time as the Durable Power of Attorney document.

 I grant my Agent the power to make major gifts and transfers of my property set forth under the Major Gifts Rider.

Nomination of Guardian or Conservator (Optional)

In the event that a court decides that it is necessary to appoint a Guardian of my person or Conservator of my estate, I hereby nominate _____, who resides at _____, City of _____, County of _____, State of _____, to be considered by the court for appointment to serve as my Guardian or Conservator, or in any similar representative capacity.

Effective Date/Durable Provision

This Durable Power of Attorney shall be effective immediately, shall not be affected by any lapse of time, and shall not be affected by the subsequent incapacity of the Principal except as provided by statute in the State of Florida, and all acts done by the Agent under the power granted herein during any period of the Principal's disability or incapacity shall have the same effect and inure to the benefit of and bind the Principal and Principal's successors in interest as if the Principal were competent and not disabled.

My Agent hereby accepts this appointment subject to its terms and agrees to act and perform in the said fiduciary capacity and observe the standards of care applicable to trustees as described by relevant Florida statute consistent with my best interests as his, her, or their best discretion deem advisable, and I affirm and ratify all acts so undertaken.

If the Agent is a corporate Agent, the Agent shall not use my assets for its benefit, nor the benefit of its officers or directors.

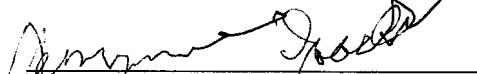
If this Durable Power of Attorney is revoked or terminated, such revocation or termination for any reason in accordance with law shall be ineffective as to any Agent unless and until actual notice or knowledge of such revocation or termination shall have been received by the Agent.

My subsequent death shall not revoke or terminate the agency granted herein as to my Agent who, without actual knowledge of my death, acts in good faith under this Durable Power of Attorney. Any action so taken, unless otherwise invalid or unenforceable, shall bind my successors in interest.

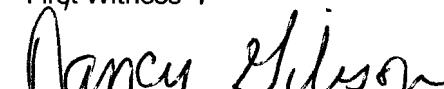
Notice to Third Parties

To induce any third-party to act hereunder, I hereby agree that any third-party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination shall have been received by such third-party, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third-party from and against any and all claims which may arise against such third-party by reason of such third-party having relied on the provisions of this instrument.

THIS DURABLE POWER OF ATTORNEY MAY BE REVOKED OR AMENDED IN WRITING BY ME AT ANY TIME.


Jimmie Isaacks7/17/23 (date)

Principal


Linda Glines
First Witness7/17/23 (date)
Nancy Wilson
Second Witness7/17/23 (date)

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida)
COUNTY OF Santa Rosa)

on July 17, 2023, before me, Naomi Renee Mehl, a Notary Public, personally appeared Jimmie Isaacks, as Principal, and Linda Grimes, as Witness, and Nancy Gibson, as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FLORIDA that the foregoing paragraph is true and correct.

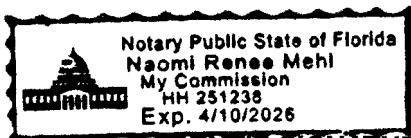
WITNESS my hand and official seal.

Naomi Renee Mehl
Signature of Notary

Affiant Known Produced ID

Type of ID _____

(Seal)



AGENT'S SIGNATURE AND ACKNOWLEDGMENT

First Agent Acknowledgement

I, Todd Isaacks, am the person identified as the Agent for the Principal named in this document and acknowledge my legal duties.

July 17, 23
Date

Todd Isaacks
Signature

Second Agent Acknowledgement (if applicable)

I, _____, am the person identified as the Agent for the Principal named in this document and acknowledge my legal duties.

Date _____

Signature _____

**AGENT'S CERTIFICATION AS TO THE VALIDITY OF POWER OF ATTORNEY
AND AGENT'S AUTHORITY**

STATE OF Florida)

COUNTY OF Santa Rosa)

I, Todd Isaacks, certify under penalty of perjury that Jimmie Tscack granted me authority as Agent or Successor Agent in a power of attorney dated 7/17/2023.

I further certify that to my knowledge:

- (1) the Principal is alive and has not revoked the Power of Attorney or my authority to act under the Power of Attorney and the Power of Attorney and my authority to act under the Power of Attorney have not terminated;
- (2) if the Power of Attorney was drafted to become effective upon the happening of an event or contingency, the event or contingency has occurred; and
- (3) if I was named as a Successor Agent, the prior Agent is no longer able or willing to serve.

Todd Isaacks

Agent Signature and Date

Printed Name of Agent, Address and Phone Number

Todd Isaacks
4410 Davenport Dr
Waxahachie, TX 75167
Phone: (214) 878-5530

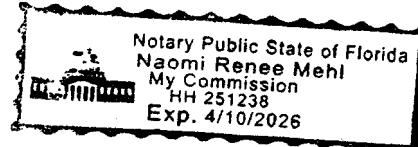
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On July 17, 2023, before me, Naomi Renee Mehl, a Notary Public, personally appeared Todd Isaacks, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Naomi Renee Mehl
Signature of Notary



Affiant Known Produced ID Type of ID Texas Drivers License (Seal)

**DURABLE POWER OF ATTORNEY - MAJOR GIFTS RIDER
AUTHORIZATION TO MAKE MAJOR GIFTS OR OTHER TRANSFERS**

Attached to a Durable Power of Attorney dated 7/17/2023
made by Jimmie Isaacks.

CAUTION TO THE PRINCIPAL: This OPTIONAL rider allows you to authorize your Agent to make major gifts or other transfers of your money or other property during your lifetime. Granting any of the following authority to your Agent gives your Agent the authority to take actions which could significantly reduce your property or change how your property is distributed at your death. This Major Gifts Rider does not require your Agent to exercise granted authority, but when he or she exercises this authority, he or she must act according to any instructions you provide, or otherwise in your best interest.

This Major Gifts Rider and the Durable Power of Attorney it supplements must be read together as a single instrument.

Before signing this document authorizing your Agent to make major gifts and other transfers, you should seek legal advice to ensure that your intentions are clearly and properly expressed.

(a) GRANT OF LIMITED AUTHORITY TO MAKE GIFTS:

Granting gifting authority to your Agent gives your Agent the authority to take actions which could significantly reduce your property. If you wish to allow your Agent to make gifts to himself or herself, you must separately grant that authority in subdivision (c) below.

To grant your Agent the gifting authority provided below, initial the bracket to the left of the authority.

I grant authority to my Agent to make gifts to my spouse, children and more remote descendants, and parents, not to exceed, for each donee, the annual federal gift tax exclusion amount pursuant to the Internal Revenue Code. For gifts to my children and more remote descendants, and parents, the maximum amount of the gift to each donee shall not exceed twice the gift tax exclusion amount, if my spouse agrees to split gift treatment pursuant to the Internal Revenue Code. This authority must be exercised pursuant to my instructions, or otherwise for purposes which the Agent reasonably deems to be in my best interest.

(b) MODIFICATIONS:

Use this section if you wish to authorize gifts in excess of the above amount, gifts to other beneficiaries, or other types of transfers.

Granting such authority to your Agent gives your Agent the authority to take actions which could significantly reduce your property and/or change how your property is distributed at your death. If you wish to authorize your Agent to make gifts or transfers to himself or herself, you must separately grant that authority in subdivision (c) below.

I grant the following authority to my Agent to make gifts or transfers pursuant to my instructions, or otherwise for purposes which the Agent reasonably deems to be in my best interest:

(c) GRANT OF SPECIFIC AUTHORITY FOR AN AGENT TO MAKE MAJOR GIFTS OR OTHER TRANSFERS TO HIMSELF OR HERSELF: (OPTIONAL)

If you wish to authorize your Agent to make gifts or transfers to himself or herself, you must grant that authority in this section, indicating to which Agent(s) the authorization is granted, and any limitations and guidelines.

I grant specific authority for the following Agent(s) to make the following major gifts or other transfers to himself or herself:

(i) Todd Isaacks is authorized to transfer my all assets to himself or herself;

(ii) _____ is authorized to transfer my _____ to himself or herself;

(iii) _____ is authorized to transfer my _____ to himself or herself.

This authority must be exercised pursuant to my instructions, or otherwise for purposes which the Agent reasonably deems to be in my best interest.

(d) ACCEPTANCE BY THIRD PARTIES:

I agree to indemnify the third party for any claims that may arise against the third party because of reliance on this Major Gifts Rider.

(e) SIGNATURE OF PRINCIPAL AND ACKNOWLEDGMENT:

In Witness Whereof I have hereunto signed my name on July 17, 2023.

PRINCIPAL signs here: ==> Jimmie Isadcks

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida)

COUNTY OF Santa Rosa)

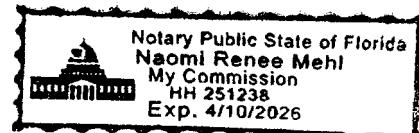
On July 17, 2023, before me, Naomi Renee Mehl, a Notary Public, personally appeared Jimmie Isadcks, as Principal, and Linda Grimes, as Witness, and Nancy Gibson, as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FLORIDA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Naomi Renee Mehl
Signature of Notary

Affiant _____ Known Produced ID _____ Type of ID _____ (Seal)



(f) SIGNATURES OF WITNESSES:

By signing as a Witness, I acknowledge that the Principal signed the Major Gifts Rider in my presence and the presence of the other Witness, or that the Principal acknowledged to me that the Principal's signature was affixed by him or her or at his or her direction. I also acknowledge that the Principal has stated that this Major Gifts Rider reflects his or her wishes and that he or she has signed it voluntarily. I am not named herein as a permissible recipient of major gifts.

Linda Grimes
Signature of Witness #1

7/17/23

Date

Linda Grimes
Print Name

2913 5530 Northrop Rd
Address

Milton FL 32570
City, State and Zip

Nancy Gibson
Signature of Witness #2

7/17/23

Date

Nancy Gibson
Print Name

5530 Northrop Rd
Address

Milton FL 32570
City, State and Zip

(g) THIS DOCUMENT PREPARED BY: Naomi Renee Meh I

STATE OF 126)
COUNTY OF 127)

On 128, 20 129, before me, 130, a Notary Public,
personally appeared 131, as Principal, and 132,
as Witness, and 133, as Witness, who proved to me on the
basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the instrument the person(s), or the entity
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
134 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

135

Signature of Notary
Affiant 136 Known 137 Produced ID 138 Type of ID
(Seal) 139

(f) SIGNATURES OF WITNESSES:

By signing as a Witness, I acknowledge that the Principal signed the Major
Gifts Rider in my presence and the presence of the other Witness, or that the
Principal acknowledged to me that the Principal's signature was affixed by him
or her or at his or her direction. I also acknowledge that the Principal has stated
that this Major Gifts Rider reflects his or her wishes and that he or she has
signed it voluntarily. I am not named herein as a permissible recipient of major
gifts.

138

Signature of Witness #1

Date 139

140

Print Name

141

Address

142

City, State and Zip

144

Signature of Witness #2

145

Date

Print Name

146

Address

147

City, State and Zip

(g) THIS DOCUMENT PREPARED BY:

148

126. Enter your state.

127. Enter the County or Parish of signing. Do not include the actual
word "County" or "Parish."

128. Enter the signing date.

129. Enter the last two digits of the year when you sign. Example: If the
year is 2050, you would enter "50."

130. The Notary will enter his or her name here.

131. Enter your full name. Example: "John Smith Doe"

132. Enter the full name of the first Witness when signing. Example:
"John Smith Doe"

133. Enter the full name of the second Witness when signing. Example:
"John Smith Doe"

134. Enter your state.

135. The Notary will sign here.

136. The Notary will make the proper selection when signing.

137. The Notary will make the proper entry when signing.

138. The first Witness should sign here.

139. Enter the date when signing.

140. Enter the full name of the first Witness when signing. Example:
"John Smith Doe"

141. Enter first Witness' street address.

142. Enter first Witness' city, state, and zip code.

143. The second Witness should sign here.

144. Enter the date when signing.

145. Enter the full name of the second Witness when signing. Example:
"John Smith Doe"

146. Enter second Witness' street address.

147. Enter second Witness' city, state, and zip code.

148. If a person other than the Principal filled out these documents,
enter the full name of that person here. Example: "John Smith Doe"

Grant of General Authority

My Agent shall care for, manage, control, and handle all of my business, financial, property and personal affairs in my name, place and stead in as full and complete a manner in which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through such a representative and subject to any limitations on or additions to the specified powers inserted after the following:

- (32) (A) **Real property transactions**....being situated in the State of 33
- (34) (B) **Tangible personal property transactions**....of the State of 35
- (36) (C) **Stock and bond transactions**.
- (37) (D) **Commodity and option transactions**.
- (38) (E) **Banking and other financial institution transactions**.
- (39) (F) **Business operating transactions**.
- (40) (G) **Insurance and annuity transactions**.
- (41) (H) **Estate, trust and other beneficiary transactions**.
- (42) (I) **Claims and litigation**.
- (43) (J) **Personal and family maintenance**.
- (44) (K) **Benefits from Social Security, Medicare, Medicaid, or other governmental programs, or military service**.
- (45) (L) **Retirement plan transactions**.
- (46) (M) **Tax matters**.
- (47) (N) **ALL OF THE MATTERS LISTED ABOVE**.

Grant of Specific Authority (Optional)

My Agent MAY NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your Agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your Agent.)

- (48) Create, amend, revoke or terminate an inter vivos trust.
- (49) Make a gift.
- (50) Create or change rights of survivorship.
- (51) Create or change a beneficiary designation.
- (52) Authorize another person to exercise the authority granted under this Durable Power of Attorney.
- (53) Waive the Principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan.
- (54) Exercise fiduciary powers that the Principal has authority to delegate.
- (55) Disclaim or refuse an interest in property, including a power of appointment.

- 43. Initial here to give your Agent the power to assist and obtain services for you, your family, and your friends (e.g., lending money or vehicles, hiring cleaning or nursing services, etc.).
- 44. Initial here to give your Agent the power to file for and manage your government benefits. This power can only be exercised if you are absent or incapacitated.
- 45. Initial here to give your Agent the power to manage your retirement accounts. This power can only be exercised if you are absent or incapacitated.
- 46. Initial here to give your Agent the power to manage your taxes.
- 47. Initial here if you wish to give your Agent all of the powers listed from "A" through "M" (#32 through #46).

Specific Grants of Power (Initial Next to Each Power Granted.)

- 48. Initial here to give your Agent the power to create, end, or alter a trust made during your lifetime with your property.
- 49. Initial here if you want to allow your Agent to make gifts using your property. These could range from small birthday gifts to major charitable gifts. You may limit the size and type of the gifts later in this document and in the Major Gifts Rider.
- 50. Initial here to give your Agent the power to create or alter your rights of survivorship. A "right of survivorship" exists if two or more parties co-own property in a "joint tenancy." In a joint tenancy, if one of the owners die, the remaining property goes to each of the remaining owners.
- 51. Initial here to give your Agent the power to name and change your beneficiaries. Upon your death, beneficiaries receive funds under a will, trust, insurance policy, etc.
- 52. Initial here to give your Agent the power to name another person as Agent with all the powers granted in this Durable Power of Attorney.
- 53. Initial here to give your Agent the power to reject your right to payment under a joint and survivor annuity. A "joint and survivor annuity" is a type of insurance that makes regular payments to two or more recipients, often used to provide steady retirement income.
- 54. Initial here only if you have fiduciary duties which you are authorized to delegate and you wish to delegate these fiduciary duties to your Agent. "Fiduciary duty" means that you are in charge of assets held in trust.
- 55. Initial here to give your Agent the power to refuse any rights you have over property (e.g., any property rights left to you in a Will).

General Grants of Power (Initial next to each power that you wish to grant.)

- 32. Initial here to give your Agent the power to buy, sell, rent, and otherwise manage your real estate (land and buildings).
- 33. Enter your state.
- 34. Initial here to give your Agent the power to buy, sell, rent, and otherwise manage your personal tangible property. Personal tangible property includes any property that you can see and touch, other than real estate (e.g., cars, furniture, etc.).
- 35. Enter your state.
- 36. Initial here to give your Agent the power to buy, sell, vote in relation to, and otherwise manage your stocks and bonds.
- 37. Initial here to give your Agent the power to buy, sell, and otherwise manage your commodities and options. Commodities and options are advanced stock market assets that often require large investments and professional guidance. This power can only be exercised if you are absent or incapacitated.
- 38. Initial here to give your Agent the power to conduct banking transactions on your behalf. Such power includes the ability to make deposits and withdrawals, to pay bills, and to take out loans in your name.
- 39. Initial here to give your Agent the power to operate any businesses you own now or will own in the future. This power can only be exercised if you are absent or incapacitated.
- 40. Initial here to give your Agent the power to manage your insurance and annuity policies. This includes the power to purchase new policies and appoint beneficiaries. Note that the Agent may not appoint him or herself as beneficiary unless they are your spouse or only child.
- 41. Initial here to give your Agent power to conduct your estate transactions. Estate transactions involve establishing, managing, or dissolving trusts and estates, as well as performing all necessary duties within any Will or inheritance where you are named. Granting this power will not allow your Agent to create or alter your Will or trusts that you control. This power can only be exercised if you are absent or incapacitated.
- 42. Initial here to give your Agent the power to file, defend, or settle lawsuits on your behalf.

Limitation of Agent's Authority

An Agent that is not my ancestor, spouse or descendant MAY NOT use my property to benefit the Agent or a person to whom the Agent owes an obligation of support unless I have included that authority in the Special Instructions.

Special Instructions (Optional)

Additional powers, if any, that are not inconsistent with the other provisions of this Durable Power of Attorney:

56

The powers granted hereinabove shall not include the following powers or shall be modified or limited in the following particulars:

57

Additional powers, if any, granted to the Agent with respect to any power listed above and not eliminated/struck out by the Principal:

58

Special Instructions for Gifts

Special instructions applicable to gifts (initial in front of the following sentence to have it apply):

(59) I grant my Agent the power to apply my property to make gifts to individuals, charities, or to the Agent, up to the amount of \$500 per year, per individual or entity, without signature of the Principal, as the Agent determines to be in the Principal's best interest.

Authorization for an Agent to make gifts or transfers of \$500 or more requires the Principal to execute a Major Gifts Rider at the same time as the Durable Power of Attorney document.

(60) I grant my Agent the power to make major gifts and transfers of my property set forth under the Major Gifts Rider.

Nomination of Guardian or Conservator (Optional)

In the event that a court decides that it is necessary to appoint a Guardian of my person or Conservator of my estate, I hereby nominate 61, who resides at 62, City of 63, County of 64, State of 65, to be considered by the court for appointment to serve as my Guardian or Conservator, or in any similar representative capacity.

Effective Date/Durable Provision

This Durable Power of Attorney shall be effective immediately, shall not be affected by any lapse of time, and shall not be affected by the subsequent incapacity of the Principal except as provided by statute in the State of

66, and all acts done by the Agent under the power granted herein during any period of the Principal's disability or incapacity shall have the same effect and inure to the benefit of and bind the Principal and Principal's successors in interest as if the Principal were competent and not disabled.

My Agent hereby accepts this appointment subject to its terms and agrees to act and perform in the said fiduciary capacity and observe the standards of care applicable to trustees as described by relevant 67 statute consistent with my best interests as his, her, or their best discretion deem advisable, and I affirm and ratify all acts so undertaken.

.....
THIS DURABLE POWER OF ATTORNEY MAY BE REVOKED OR AMENDED IN WRITING BY ME AT ANY TIME.

68

69

(date)

70

, Principal

71

72

(date)

First Witness

73

74

(date)

Second Witness

STATE OF 75)

COUNTY OF 76)

On 77, 2078, before me, 79, a Notary Public, personally appeared 80, as Principal, and 81, as Witness, and 82, as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),

Additional Powers

56. Enter any additional power(s) you want to include that are not already granted in this document. Example: "I give authority to sell my vintage photograph collection in case of the threat of bankruptcy."

If you do not wish to grant any additional powers, enter "None."

Limits on Powers Granted

57. Enter any additional limitation(s) that you wish to place on the powers that you have granted in this document. Example: "I do not give my Agent the authority to sell my home." Also, if you want to limit your Agent's ability to exercise a granted power to a particular circumstance, such as your medical incapacity, you can say so here. Likewise, if you want any powers to end upon a certain date or event, you may enter that date or event here.

If you do not want to place any additional limits on the Agent's powers, enter "None."

Expansions on Powers Granted

58. Enter the details concerning any expanded power(s) that you wish to grant. Example: "I authorize my Agent to invest any tax refunds as he or she sees fit."

Gifts (If you initialed #49)

59. Initial here. This additional initial acknowledges that your Agent may give less than \$500 in gifts per year.

60. Initial if you wish to allow your Agent to give \$500 or more in gifts per year. Note that you will also have to complete the Major Gifts Rider below to specify what forms these larger gifts may take.

Guardian

61. Enter the full name of the person whom you wish to serve as your Guardian in the event that you are incapacitated. This may or may not be a person you have already named. Example: "John Smith Doe"

62. Enter the Guardian's street address.

63. Enter the Guardian's city.

64. Enter the Guardian's County or Parish. Do not include the actual word "County" or "Parish."

65. Enter the Guardian's state.

66. Enter your state.

67. Enter your state.

Execution (signing of Power of Attorney)

68. Sign here before the Witnesses and a Notary Public.

69. Enter the date when signing.

70. Enter your full name. Example: "John Smith Doe"

71. The first Witness should sign here before a Notary Public.

72. Enter the date when signing.

73. The second Witness should sign here before a Notary Public.

74. Enter the date when signing.

75. Enter your state.

76. Enter the County or Parish of signing. Do not include the actual word "County" or "Parish."

77. Enter the signing date.

78. Enter the last two digits of the year when you sign. Example: If the year is 2050, you would enter "50."

79. The Notary will enter his or her name here.

80. Enter your full name. Example: "John Smith Doe"

81. Enter the full name of the first Witness when signing. Example: "John Smith Doe"

82. Enter the full name of the second Witness when signing. Example: "John Smith Doe"

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
COUNTY OF _____)

On _____, 20____, before me, _____, a
Notary Public, personally appeared _____, as Principal, and _____
_____, as Witness, and _____, as Witness,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

Affiant ____ Known ____ Produced ID

Type of ID _____

(Seal)

AGENT'S SIGNATURE AND ACKNOWLEDGMENT

First Agent Acknowledgement

I, _____, am the person identified as the Agent for the Principal
named in this document and acknowledge my legal duties.

Date _____ Signature _____

Second Agent Acknowledgement (if applicable)

I, _____, am the person identified as the Agent for the Principal
named in this document and acknowledge my legal duties.

Date _____ Signature _____