

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300475

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
KEYS FUNDING LLC - 6021  
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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|-----------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04-3021-625    | 2021/1618       | 06-01-2021 | BEG AT INTER OF ELY EXT OF N LI OF<br>SEC 46 TWP 1S RGE 30W & W R/W LI OF<br>PALAFOX H/W (66-FT R/W) N 17 DEG 53<br>MIN W ALG SD W LI 1067 35/100 FT S 72<br>DEG 7 MIN W 447 57/100 FT TO WLY R/W LI<br>OF PENSACOLA BLVD (125-FT R/W) S 38<br>DEG 53 MIN E ALG SD R/W LI 28 92/100 FT<br>TO S R/W LI OF BOONE RD (60 FT R/W)<br>FOR POB CONT SAME COURSE 107<br>11/100 FT S 72 DEG 7 MIN W 280 FT N 22<br>DEG 41 MIN W 100 4/10 FT TO SLY R/W LI<br>OF SD RD N 72 DEG 7 MIN E ALG SD R/W<br>LI 250 FT TO POB OR 4088 P 1088 OR 7296<br>P 523 OR 7349 P 1725 LESS OR 586 P 479<br>COUNTY RD R/W |

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 - 6021  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

05-19-2023  
Application Date

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>                                              |  |
|-----------------------------------------------------------------------------------------------------------|--|
| 8. Processing tax deed fee                                                                                |  |
| 9. Certified or registered mail charge                                                                    |  |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees                         |  |
| 11. Recording fee for certificate of notice                                                               |  |
| 12. Sheriff's fees                                                                                        |  |
| 13. Interest (see Clerk of Court Instructions, page 2)                                                    |  |
| 14. <b>Total Paid (Lines 8-13)</b>                                                                        |  |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. |  |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)                                |  |
| Sign here: _____ Date of sale <u>02/07/2024</u><br>Signature, Clerk of Court or Designee                  |  |

**INSTRUCTIONS**

+ 6.25

**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 INTER OF ELY EXT OF N LI OF SEC 46 TWP 1S RGE 30W & W R/W LI OF PALAFOX H/W (66-FT R/W) N 17 DEG 53 MIN W ALG SD W LI 1067 35/100 FT S 72 DEG 7 MIN W 447 57/100 FT TO WLY R/W LI OF PENSACOLA BLVD (125-FT R/W) S 38 DEG 53 MIN E ALG SD R/W LI 28 92/100 FT TO S R/W LI OF BOONE RD (60 FT R/W) FOR POB CONT SAME COURSE 107 11/100 FT S 72 DEG 7 MIN W 280 FT N 22 DEG 41 MIN W 100 4/10 FT TO SLY R/W LI OF SD RD N 72 DEG 7 MIN E ALG SD R/W LI 250 FT TO POB OR 4088 P 1088 OR 7296 P 523 OR 7349 P 1725 LESS OR 586 P 479 COUNTY RD R/W



# 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

0224-03

| Part 1: Tax Deed Application Information                                                                                                                                                                       |                                                                                                                                                                                                                                                            |                                                 |                                                 |                                          |                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|------------------------------------------|----------------------------------------------|
| Applicant Name<br>Applicant Address                                                                                                                                                                            | KEYS FUNDING LLC - 6021<br>PO BOX 71540<br>PHILADELPHIA, PA 19176-1540                                                                                                                                                                                     | Application date                                | May 19, 2023                                    |                                          |                                              |
| Property description                                                                                                                                                                                           | FREDS TRUCK ACCESSORIES LLC<br>681 GREYWOOD DRIVE<br>ALTAMONTE SPRINGS, FL 32701<br>5525 PENSACOLA BLVD<br>04-3021-625<br>BEG AT INTER OF ELY EXT OF N LI OF SEC 46 TWP<br>1S RGE 30W & W R/W LI OF PALAFOX H/W (66-FT<br>R/W) N 17 (Full legal attached.) | Certificate #                                   | 2021 / 1618                                     |                                          |                                              |
|                                                                                                                                                                                                                |                                                                                                                                                                                                                                                            | Date certificate issued                         | 06/01/2021                                      |                                          |                                              |
| Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application                                                                                                                                    |                                                                                                                                                                                                                                                            |                                                 |                                                 |                                          |                                              |
| Column 1<br>Certificate Number                                                                                                                                                                                 | Column 2<br>Date of Certificate Sale                                                                                                                                                                                                                       | Column 3<br>Face Amount of Certificate          | Column 4<br>Interest                            | Column 5: Total<br>(Column 3 + Column 4) |                                              |
| # 2021/1618                                                                                                                                                                                                    | 06/01/2021                                                                                                                                                                                                                                                 | 4,954.36                                        | 247.72                                          | 5,202.08                                 |                                              |
| → Part 2: Total*                                                                                                                                                                                               |                                                                                                                                                                                                                                                            |                                                 |                                                 | 5,202.08                                 |                                              |
| Part 3: Other Certificates Redeemed by Applicant (Other than County)                                                                                                                                           |                                                                                                                                                                                                                                                            |                                                 |                                                 |                                          |                                              |
| Column 1<br>Certificate Number                                                                                                                                                                                 | Column 2<br>Date of Other<br>Certificate Sale                                                                                                                                                                                                              | Column 3<br>Face Amount of<br>Other Certificate | Column 4<br>Tax Collector's Fee                 | Column 5<br>Interest                     | Total<br>(Column 3 + Column 4<br>+ Column 5) |
| # 2022/1774                                                                                                                                                                                                    | 06/01/2022                                                                                                                                                                                                                                                 | 4,362.08                                        | 6.25                                            | 218.10                                   | 4,586.43                                     |
| Part 3: Total*                                                                                                                                                                                                 |                                                                                                                                                                                                                                                            |                                                 |                                                 |                                          | 4,586.43                                     |
| Part 4: Tax Collector Certified Amounts (Lines 1-7)                                                                                                                                                            |                                                                                                                                                                                                                                                            |                                                 |                                                 |                                          |                                              |
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above)                                                                            |                                                                                                                                                                                                                                                            |                                                 |                                                 | 9,788.51                                 |                                              |
| 2. Delinquent taxes paid by the applicant                                                                                                                                                                      |                                                                                                                                                                                                                                                            |                                                 |                                                 | 0.00                                     |                                              |
| 3. Current taxes paid by the applicant                                                                                                                                                                         |                                                                                                                                                                                                                                                            |                                                 |                                                 | 4,375.07                                 |                                              |
| 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)                                                                                                                                                                                      |                                                                                                                                                                                                                                                            |                                                 |                                                 | 14,538.58                                |                                              |
| I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached. |                                                                                                                                                                                                                                                            |                                                 |                                                 |                                          |                                              |
| Sign here: <u>Candice Lewis</u><br>Signature, Tax Collector or Designee                                                                                                                                        |                                                                                                                                                                                                                                                            |                                                 | Escambia, Florida<br>Date <u>May 25th, 2023</u> |                                          |                                              |

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



6/30/2021 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: 05/30/2023 (t.c.3795)

Section  
Map Id:  
47-1S-30

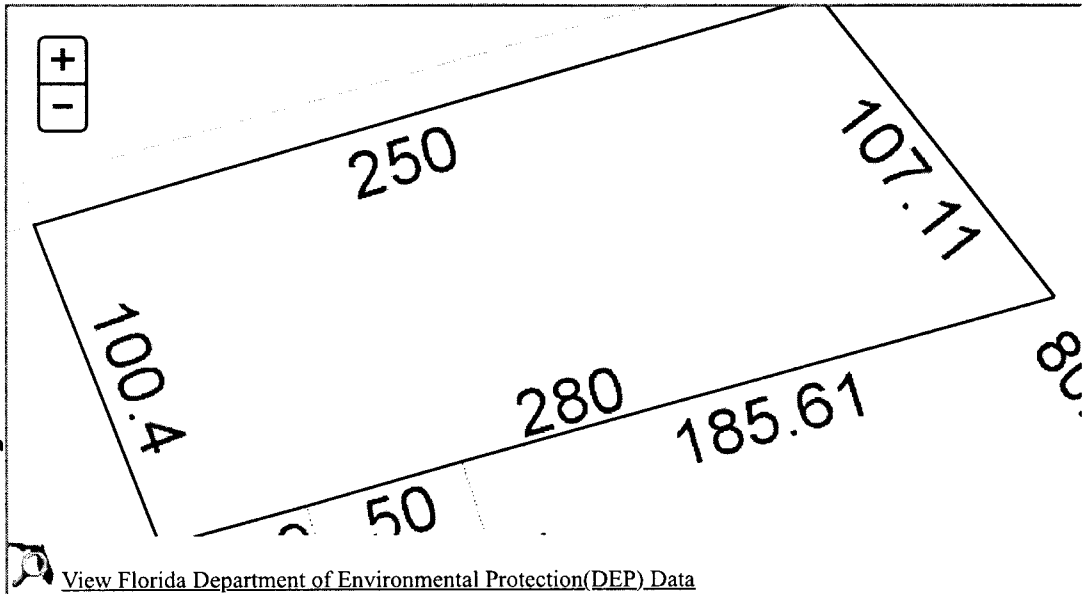
Approx.  
Acreage:  
0.6033

Zoned:   
Com  
Com

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



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



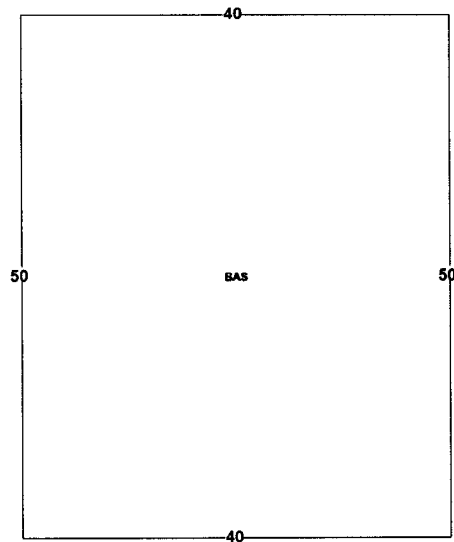
#### Buildings

Address: 121 BOONE ST, Year Built: 1972, Effective Year: 1990, PA Building ID#: 69637

##### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-METAL-MODULAR  
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-NONE  
INTERIOR WALL-UNFINISHED  
NO. PLUMBING FIXTURES-2  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-RIGID FRAME/BAR  
STORY HEIGHT-14  
STRUCTURAL FRAME-RIGID FRAME

 Areas - 2000 Total SF  
BASE AREA - 2000

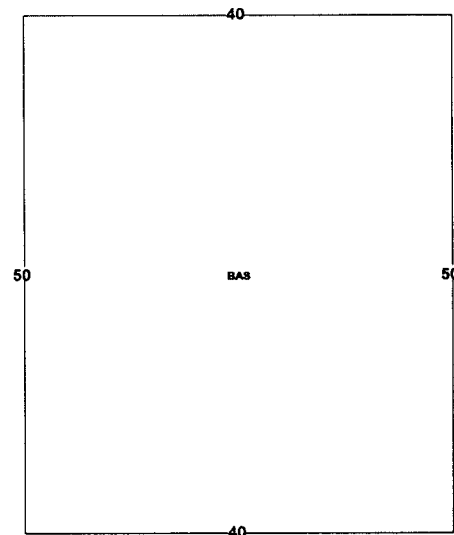


Address: 123 BOONE ST, Year Built: 1978, Effective Year: 2000, PA Building ID#: 69638

##### Structural Elements

DECOR/MILLWORK-BELOW AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-METAL-MODULAR  
FLOOR COVER-ASPHALT TILE  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-PANEL-PLYWOOD  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-RIGID FRAME/BAR  
STORY HEIGHT-8  
STRUCTURAL FRAME-RIGID FRAME

 Areas - 2000 Total SF  
BASE AREA - 2000





# Chris Jones

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

Printer Friendly Version

| <b>General Information</b><br><b>Parcel ID:</b> 471S301101050046<br><b>Account:</b> 043021625<br><b>Owners:</b> FRED'S TRUCK ACCESSORIES LLC<br><b>Mail:</b> 681 GREYWOOD DRIVE<br>ALTAMONTE SPRINGS, FL 32701<br><b>Situs:</b> 5525 PENSACOLA BLVD 32505<br><b>Use Code:</b> AUTO REPAIR<br><b>Taxing Authority:</b> COUNTY MSTU<br><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a><br>Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |           |           |           |                               | <b>Assessments</b><br><table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$145,998</td> <td>\$156,841</td> <td>\$302,839</td> <td>\$296,203</td> </tr> <tr> <td>2021</td> <td>\$145,998</td> <td>\$123,933</td> <td>\$269,931</td> <td>\$269,931</td> </tr> <tr> <td>2020</td> <td>\$145,998</td> <td>\$162,267</td> <td>\$308,265</td> <td>\$308,265</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b>Enter Income &amp; Expense Survey</b><br/> <b>Download Income &amp; Expense Survey</b></p> |      |      |       |      | Year                          | Land       | Imprv | Total | Cap Val   | 2022 | \$145,998 | \$156,841  | \$302,839 | \$296,203 | 2021  | \$145,998 | \$123,933 | \$269,931  | \$269,931 | 2020 | \$145,998 | \$162,267 | \$308,265 | \$308,265 |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|-----------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-------|------|-------------------------------|------------|-------|-------|-----------|------|-----------|------------|-----------|-----------|-------|-----------|-----------|------------|-----------|------|-----------|-----------|-----------|-----------|------|------|-----------|----|--|---------|-----|-----|-------|----|--|---------|-----|-----|----------|----|--|---------|------|-----|-------|----|--|-----------------------------------------------|--|--|--|--|
| Year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Land      | Imprv     | Total     | Cap Val   |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$145,998 | \$156,841 | \$302,839 | \$296,203 |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$145,998 | \$123,933 | \$269,931 | \$269,931 |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | \$145,998 | \$162,267 | \$308,265 | \$308,265 |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| <b>Sales Data</b><br><table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/30/2020</td> <td>8361</td> <td>1648</td> <td>\$325,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/05/2015</td> <td>7349</td> <td>1725</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>02/05/2015</td> <td>7296</td> <td>523</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1997</td> <td>4088</td> <td>1088</td> <td>\$215,000</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/1971</td> <td>538</td> <td>237</td> <td>\$100</td> <td>SC</td> <td></td> </tr> <tr> <td>01/1970</td> <td>512</td> <td>175</td> <td>\$30,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1912</td> <td>1170</td> <td>493</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers<br/>         Escambia County Clerk of the Circuit Court and Comptroller</p> |           |           |           |           |                               | Sale Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Book | Page | Value | Type | Official Records (New Window) | 08/30/2020 | 8361  | 1648  | \$325,000 | WD   |           | 02/05/2015 | 7349      | 1725      | \$100 | QC        |           | 02/05/2015 | 7296      | 523  | \$100     | QC        |           | 01/1997   | 4088 | 1088 | \$215,000 | CJ |  | 01/1971 | 538 | 237 | \$100 | SC |  | 01/1970 | 512 | 175 | \$30,000 | WD |  | 01/1912 | 1170 | 493 | \$100 | WD |  | <b>2022 Certified Roll Exemptions</b><br>None |  |  |  |  |
| Sale Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Book      | Page      | Value     | Type      | Official Records (New Window) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 08/30/2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8361      | 1648      | \$325,000 | WD        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 02/05/2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7349      | 1725      | \$100     | QC        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 02/05/2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7296      | 523       | \$100     | QC        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 01/1997                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4088      | 1088      | \$215,000 | CJ        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 01/1971                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 538       | 237       | \$100     | SC        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 01/1970                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 512       | 175       | \$30,000  | WD        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| 01/1912                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1170      | 493       | \$100     | WD        |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| <b>Legal Description</b><br>BEG AT INTER OF ELY EXT OF N LI OF SEC 46 TWP 1S RGE 30W<br>& W R/W LI OF PALAFOX H/W (66-FT R/W) N 17 DEG 53 MIN<br>W...                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |           |           |           |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| <b>Extra Features</b><br>ASPHALT PAVEMENT<br>CONCRETE WALKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |           |           |           |           |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| <b>Parcel Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |           |           |           |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |
| <a href="#">Launch Interactive Map</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |           |           |           |           |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |      |      |       |      |                               |            |       |       |           |      |           |            |           |           |       |           |           |            |           |      |           |           |           |           |      |      |           |    |  |         |     |     |       |    |  |         |     |     |          |    |  |         |      |     |       |    |  |                                               |  |  |  |  |

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-6021** holder of **Tax Certificate No. 01618**, issued the **1st** day of **June, A.D., 2021** 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 INTER OF ELY EXT OF N LI OF SEC 46 TWP 1S RGE 30W & W R/W LI OF PALAFOX H/W (66-FT R/W) N 17 DEG 53 MIN W ALG SD W LI 1067 35/100 FT S 72 DEG 7 MIN W 447 57/100 FT TO WLY R/W LI OF PENSACOLA BLVD (125-FT R/W) S 38 DEG 53 MIN E ALG SD R/W LI 28 92/100 FT TO S R/W LI OF BOONE RD (60 FT R/W) FOR POB CONT SAME COURSE 107 11/100 FT S 72 DEG 7 MIN W 280 FT N 22 DEG 41 MIN W 100 4/10 FT TO SLY R/W LI OF SD RD N 72 DEG 7 MIN E ALG SD R/W LI 250 FT TO POB OR 4088 P 1088 OR 7296 P 523 OR 7349 P 1725 LESS OR 586 P 479 COUNTY RD R/W**

**SECTION 47, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 043021625 (0224-03)**

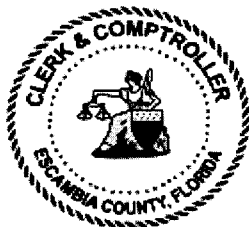
The assessment of the said property under the said certificate issued was in the name of

**FREDS TRUCK ACCESSORIES LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of **February 2024**.

Dated this 31st day of May 2023.

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



**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 #: 04-3021-625 CERTIFICATE #: 2021-1618

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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 as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 15, 2003 to and including November 15, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 21, 2023

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

November 21, 2023

Tax Account #: **04-3021-625**

1. The Grantee(s) of the last deed(s) of record is/are: **FREDS TRUCK ACCESSORIES LLC**  
**By Virtue of Warranty Deed recorded 9/2/2020 in OR 8361/1648**
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. **Mortgage in favor of Wing Chong and Randy Chong recorded 9/2/2020 OR 8361/1651**
4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**  
**Tax Account #: 04-3021-625**  
**Assessed Value: \$316,760.00**  
**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 title search 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 & ABSTRACT, INC.**  
**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: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** FEB 7, 2024

**TAX ACCOUNT #:** 04-3021-625

**CERTIFICATE #:** 2021-1618

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

| YES                      | NO                                  |                                                        |
|--------------------------|-------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521        |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2022</u> tax year.                    |

**FREDS TRUCK ACCESSORIES LLC**  
**5525 PENSACOLA BLVD**  
**PENSACOLA, FL 32505**

**FREDS TRUCK ACCESSORIES LLC**  
**681 GREYWOOD DRIVE**  
**ALTAMONTE SPRINGS, FL 32701**

**WING CHONG AND RANDY CHONG**  
**7209 RAMPART WAY**  
**PENSACOLA, FL 32505**

**Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of November, 2023.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## **PROPERTY INFORMATION REPORT**

**November 21, 2023**

**Tax Account #:04-3021-625**

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

**BEG AT INTER OF ELY EXT OF N LI OF SEC 46 TWP 1S RGE 30W & W R/W LI OF PALAFOX  
H/W (66-FT R/W) N 17 DEG 53 MIN W ALG SD W LI 1067 35/100 FT S 72 DEG 7 MIN W 447 57/100  
FT TO WLY R/W LI OF PENSACOLA BLVD (125-FT R/W) S 38 DEG 53 MIN E ALG SD R/W LI 28  
92/100 FT TO S R/W LI OF BOONE RD (60 FT R/W) FOR POB CONT SAME COURSE 107 11/100 FT  
S 72 DEG 7 MIN W 280 FT N 22 DEG 41 MIN W 100 4/10 FT TO SLY R/W LI OF SD RD N 72 DEG 7  
MIN E ALG SD R/W LI 250 FT TO POB OR 8361 P 1648 LESS OR 586 P 479 COUNTY RD R/W**

**SECTION 47, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-3021-625(0224-03)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Prepared by and Return to Charlyne Kilpatrick ,  
an employee of First International Title, Inc.  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503  
File No.: 168313-58

## **WARRANTY DEED**

This indenture made on August 31, 2020, by **Wing Chong and Randy Chong** whose address is: 7209 Rampart Way, Pensacola, FL 32505 hereinafter called the "grantor", to **Freds Truck Accessories, LLC., a Florida Limited Liability Company** whose address is: 681 Greywood Drive, Altamonte Springs, FL 32701 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, **Florida**, to-wit:

That portion of Section 47, Township 1 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at the intersection of the Easterly extension of the North line of Section 46, Township 1 South, Range 30 West, and the West right of way line of Palafox Highway (66 foot right of way); thence North 17 degrees 53 minutes West, along said West line, 1,067.35 feet; thence South 72 degrees 07 minutes West, 447.57 feet to a point in the Westerly right of way line of Pensacola Boulevard, (125 foot right of way); thence South 38 degrees 53 minutes East along said right of way line 28.92 feet to a point on the South right of way line of Boone Road for the Point of Beginning; thence continue South 38 degrees 53 minutes East along said right of way line, 107.11 feet; thence South 72 degrees 07 minutes West, 280.0 feet; thence North 22 degrees 41 minutes West 100.4 feet to a point in the Southerly right of way line of said road; thence North 72 degrees 07 minutes East, along said right of way line, 250 feet to the Point of Beginning.

Less that portion thereof described in Deed recorded in Official Records Book 586, Page 479, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 47-1S-30-1101-050-046

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

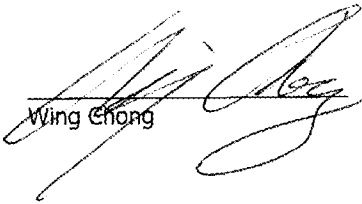
**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

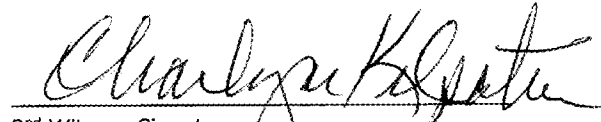
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2019.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Wing Chong

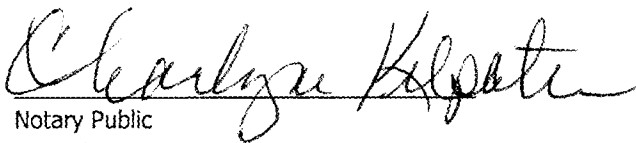
**Signed, sealed and delivered in our presence:**

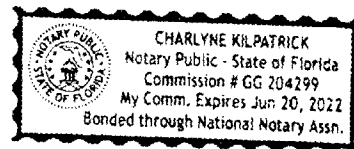
  
1<sup>st</sup> Witness Signature  
Print Name: Glinda Martin

  
2<sup>nd</sup> Witness Signature  
Print Name: Charlyne Kilpatrick

State of Florida  
County of Escambia

**The Foregoing Instrument Was Acknowledged** before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization on **August 30, 2020**, by **Wing Chong**, who ( ☐ ) is/are personally known to me or who ( ☒ ) has/have produced a valid FL D.C. as identification.

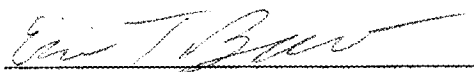
  
Notary Public  
Printed Name:

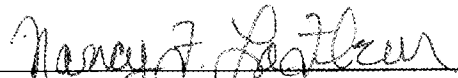


**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

  
Randy Chong

**Signed, sealed and delivered in our presence:**

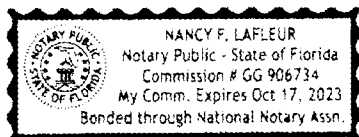
  
1<sup>st</sup> Witness Signature  
Print Name: Eric Bao

  
2<sup>nd</sup> Witness Signature  
Print Name: Nancy F. LaFleur

State of Florida  
County of Orange

**The Foregoing Instrument Was Acknowledged** before me by means of (XX) physical presence or ( ) online notarization on **August 28, 2020**, by **Randy Chong**, who (X) is/are personally known to me or who ( ) has/have produced a valid \_\_\_\_\_ as identification.

  
Notary Public  
Printed Name: Nancy F. LaFleur



Prepared by and return to:  
Charlyne Kilpatrick  
First International Title - Pensacola Branch  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503  
File Number: 168313-58

## MORTGAGE

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$261,736.05, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

This Indenture, made this **August 31, 2020**, by and between **Freds Truck Accessories, LLC.**, a Florida Limited Liability Company, whose address is 681 Greywood Drive, Altamonte Springs, FL 32701, hereinafter called the **Mortgagor**, and **Wing Chong and Randy Chong**, whose address is 7209 Rampart Way, Pensacola, FL 32505, hereinafter called the **Mortgagee**:  
The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of **Two Hundred Sixty Seven Thousand Three Hundred Seventy Five and 00/100 Dollars (U.S. \$267,375.00)**, named in the promissory note of even date herewith, the receipt of which is hereby acknowledged, which note provides for the full debt, if not paid earlier, due and payable on **October 1, 2022**, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

**That portion of Section 47, Township 1 South, Range 30 West, Escambia County, Florida, described as follows:**

**Commencing at the intersection of the Easterly extension of the North line of Section 46, Township 1 South, Range 30 West, and the West right of way line of Palafox Highway (66 foot right of way); thence North 17 degrees 53 minutes West, along said West line, 1,067.35 feet; thence South 72 degrees 07 minutes West, 447.57 feet to a point in the Westerly right of way line of Pensacola Boulevard, (125 foot right of way); thence South 38 degrees 53 minutes East along said right of way line 28.92 feet to a point on the South right of way line of Boone Road for the Point of Beginning; thence continue South 38 degrees 53 minutes East along said right of way line, 107.11 feet; thence South 72 degrees 07 minutes West, 280.0 feet; thence North 22 degrees 41 minutes West 100.4 feet to a point in the Southerly right of way line of said road; thence North 72 degrees 07 minutes East, along said right of way line, 250 feet to the Point of Beginning.**

**Less that portion thereof described in Deed recorded in Official Records Book 586, Page 479, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: 47-1S-30-1101-050-046  
Which has an address of: 5525 Pensacola Blvd., Pensacola, FL 32505.

And the said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorney's fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.
3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.

4. To permit no other lien or mortgage to be placed ahead of this mortgage.

5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding year's taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes for the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.

6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.

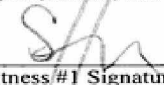
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within thirty (30) days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

**Due on Sale:** The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$261,736.05, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

Signed, sealed, and delivered in the presence of:

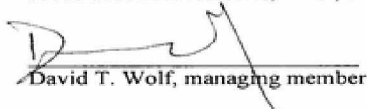
  
Witness #1 Signature

Sarah Huber  
Witness #1 Print Name

  
Witness #2 Signature

Michael Rosario  
Witness #2 Print Name

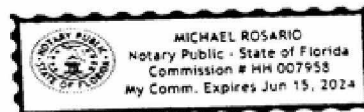
Freds Truck Accessories, LLC., a Florida Limited Liability Company

  
David T. Wolf, managing member

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me by means of ( XX ) physical presence or ( ) online notarization on this August 31, 2020, by , David T. Wolf, a managing member of Freds Truck Accessories, LLC., a Florida Limited Liability Company, on behalf of the Corporation, who ( ) is/are personally know to me or ( ) produced Driver License as identification.

  
Notary Public



## PROMISSORY NOTE

**THIS IS A BALLOON NOTE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$261,736.05, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THE MORTGAGE SECURING THIS NOTE.**

**\$267,375.00**

**Pensacola, Escambia County, Florida**

**FOR VALUE RECEIVED**, the undersigned promise to pay to the order of **Wing Chong and Randy Chong** at 7209 Rampart Way, Pensacola, FL 32505, or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **TWO HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS (\$267,375.00)** with interest from the date hereof, at the rate of 6.99 percent (6.99%) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of **\$1,777.06** representing a payment of principal and interest shall be due and payable on **October 1, 2020**, and on the 1st day of each and every calendar month thereafter until **October 1, 2022**, at which time the remaining principal balance, of **\$261,736.05**, together with any accrued but unpaid interest, shall be due and payable.

In the event that any payment is not made within fifteen (15) days of its due date, the holder of this Note may charge a late fee not to exceed five percent (5%) of the delinquent amount or \$25.00, whichever is greater.

This note may be prepaid, in whole or in part, without penalty, at any time prior to maturity, without penalty.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

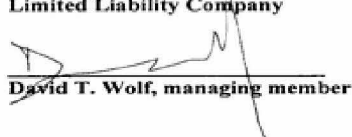
The mortgage securing this note contains a due on sale provision.

This note with interest is secured by a mortgage on real estate, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within thirty (30) days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

**Freds Truck Accessories, LLC., a Florida  
Limited Liability Company**

  
**David T. Wolf, managing member**

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

**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



**COUNTY OF ESCAMBIA  
OFFICE OF THE  
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
ARCHIVES AND RECORDS  
JUVENILE DIVISION  
CENTURY**

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

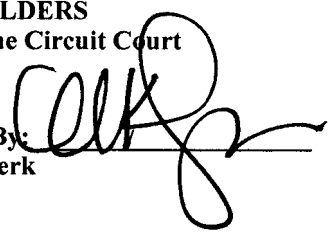
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 043021625 Certificate Number: 001618 of 2021**

**Payor: MORRSPEAR LLC 4120 N GOLDWATER BLVD STE 115 SCOTTSDALE AZ 85251      Date  
1/3/2024**

Clerk's Check #                      1  
Tax Collector Check #            1

|                       |             |
|-----------------------|-------------|
| Clerk's Total         | \$517.56    |
| Tax Collector's Total | \$16,507.54 |
| Postage               | \$21.63     |
| Researcher Copies     | \$0.00      |
| Recording             | \$10.00     |
| Prep Fee              | \$7.00      |
| Total Received        | \$17,063.73 |

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8985, Page 1830, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01618, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 043021625 (0224-03)

### DESCRIPTION OF PROPERTY:

BEG AT INTER OF ELY EXT OF N LI OF SEC 46 TWP 1S RGE 30W & W R/W LI OF PALAFOX  
H/W (66-FT R/W) N 17 DEG 53 MIN W ALG SD W LI 1067 35/100 FT S 72 DEG 7 MIN W 447 57/100  
FT TO WLY R/W LI OF PENSACOLA BLVD (125-FT R/W) S 38 DEG 53 MIN E ALG SD R/W LI 28  
92/100 FT TO S R/W LI OF BOONE RD (60 FT R/W) FOR POB CONT SAME COURSE 107 11/100 FT  
S 72 DEG 7 MIN W 280 FT N 22 DEG 41 MIN W 100 4/10 FT TO SLY R/W LI OF SD RD N 72 DEG 7  
MIN E ALG SD R/W LI 250 FT TO POB OR 4088 P 1088 OR 7296 P 523 OR 7349 P 1725 LESS OR 586  
P 479 COUNTY RD R/W

SECTION 47, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: FRED'S TRUCK ACCESSORIES LLC

Dated this 3rd day of January 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
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



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

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

**Case # 2021 TD 001618**

**Redeemed Date 1/3/2024**

**Name MORRSPEAR LLC 4120 N GOLDWATER BLVD STE 115 SCOTTSDALE AZ 85251**

|                                          |             |
|------------------------------------------|-------------|
| Clerk's Total = TAXDEED                  | \$517.56    |
| Due Tax Collector = TAXDEED              | \$16,507.54 |
| Postage = TD2                            | \$21.63     |
| ResearcherCopies = TD6                   | \$0.00      |
| Release TDA Notice (Recording) = RECORD2 | \$10.00     |
| Release TDA Notice (Prep Fee) = TD4      | \$7.00      |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|------|--------|------|-------------|------------|------------|
|------|--------|------|-------------|------------|------------|

**FINANCIAL SUMMARY**

No Information Available - See Dockets

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

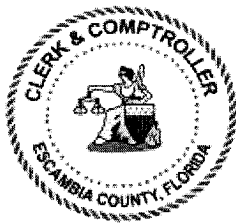
**CERTIFICATE # 01618 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 21, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

FREDS TRUCK ACCESSORIES LLC    FREDS TRUCK ACCESSORIES LLC  
681 GREYWOOD DRIVE            5525 PENSACOLA BLVD  
ALTAMONTE SPRINGS, FL 32701    PENSACOLA, FL 32505

WING CHONG AND RANDY CHONG  
7209 RAMPART WAY  
PENSACOLA, FL 32505

WITNESS my official seal this 21th day of December 2023.



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 February 7, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC-6021** holder of **Tax Certificate No. 01618**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 47, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 043021625 (0224-03)

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

**FREDS TRUCK ACCESSORIES LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **7th** day of **February 2024**.

Dated this 14th day of December 2023.

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

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**Post Property:**

**5525 PENSACOLA BLVD 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**FREDS TRUCK ACCESSORIES LLC**  
681 GREYWOOD DRIVE  
ALTAMONTE SPRINGS, FL 32701

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



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0224-03

**Document Number:** ECSO23CIV046280NON

**Agency Number:** 24-002429

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01618 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE FRED'S TRUCK ACCESSORIES LLC

**Defendant:**

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

Received this Writ on 12/27/2023 at 8:58 AM and served same at 11:42 AM on 1/3/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

 12/27/23

J. CYPRET, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: KMJACKSON

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**Post Property:**

**5525 PENSACOLA BLVD 32505**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
JAN 10 2024

# Seminole County Sheriff's Office – Civil Division

Person or  
Company to be  
Served

FREDS TRUCK ACCESSORIES LLC  
681 GREYWOOD DRIVE  
Altamonte Springs, FL 32701

**ORIGINAL**

---

Plaintiff: KEYS FUNDING LLC-6021

vs.

FREDS TRUCK ACCESSORIES LLC

Defendant

---

Case #: 21-01618  
Court: ESCAMBIA COUNTY/CIRCUIT COURT  
Type of Writ: TAX WARNING

Due Date:  
Sheriff's #: 23013685

---

Received the above named writ on 12/28/2023 at 1:18 PM and served/returned the same on:  
12/29/2023 at 8:55 AM in SEMINOLE COUNTY, FLORIDA, as follows:

---

**Posted Tax Warning**

By posting a true copy of this writ with the date and hour of service endorsed thereon by me to a conspicuous place on the property described within after making at least one (1) attempt that a tenant could not be found and there was no person residing therein, fifteen (15) years of age or older upon whom service could be made.

Special Remarks:  
POSTED ON FRONT DOOR

---

Dennis M. Lemma, SHERIFF SEMINOLE  
COUNTY, FLORIDA

/s/ *Justin Westmoreland* 104097

---

Deputy Sheriff/Civil Process Officer

FREDS TRUCK ACCESSORIES LLC  
[0224-03]  
681 GREYWOOD DRIVE  
ALTAMONTE SPRINGS, FL 32701

9171 9690 0935 0128 0719 03

FREDS TRUCK ACCESSORIES LLC  
[0224-03]  
5525 PENSACOLA BLVD  
PENSACOLA, FL 32505

9171 9690 0935 0128 0718 97

WING CHONG AND RANDY CHONG  
[0224-03]  
7209 RAMPART WAY  
PENSACOLA, FL 32505

9171 9690 0935 0128 0718 80

*Redeemed*

# 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-6021 holder of Tax Certificate No. 01518, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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Dated this 21st day of December 2023.

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR1/3-1/24TD

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 2021-TD-01618 in the Escambia County Court was published in said newspaper in and was printed and released on January 3, 2024; January 10, 2024; January 17, 2024; and January 24, 2024.

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

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24<sup>th</sup> day of January, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates

, NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024