l 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 KEYS FUNDING L PO BOX 645040 CINCINNATI, OH	LC - 2021	<u>04-19-2023</u> Application Date
	Applicant's signature	

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2300229

To: T	ax Collector of	ESCAMBIA COUNTY	, Florida
-------	-----------------	-----------------	-----------

١,

KEYS FUNDING LLC - 2021 PO BOX 645040 CINCINNATI, OH 45264-5040,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-3383-067	2021/4726	06-01-2021	BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC E 762 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

		THE STATE OF
Parl	t 5: Clerk of Court Certified Amounts (Lines 8-14)	T T
8.	Processing tax deed fee	
9.	Certified or registered mail charge	
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.	Interest (see Clerk of Court Instructions, page 2)	
14.	Total Paid (Lines 8-13)	
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign t	here: Date of sale09/06/2 Signature, Clerk of Court or Designee	2023

INSTRUCTIONS 46.25

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 SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10



CERTIFICATION OF TAX DEED APPLICATION

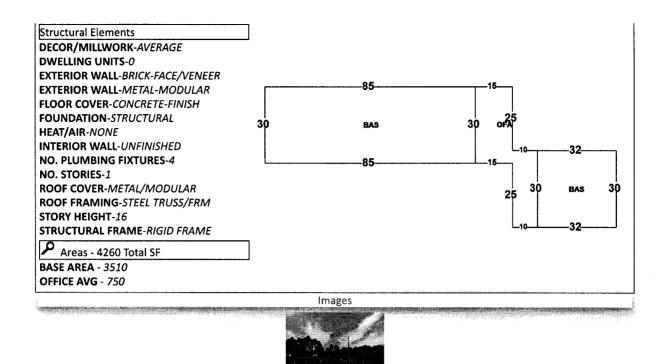
Sections 197.502 and 197.542, Florida Statutes

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

0923.09

							<u></u>	/ · V	
Part 1: Tax Deed	Application Infor	mation							
Applicant Name Applicant Address	PO BOX 645040	S BOX 8 ISS IS		Applica	tion date	Apr 19, 202	3		
Property description	KEY AUTO HOSPIT 13206 SORENTO R	D			Certificate #		2021 / 4726	2021 / 4726	
•	13026 SORENTO R 10-3383-067 BEG AT SW COR S W ALG W LI OF AF	ENSACOLA, FL 32507 3026 SORENTO RD 0-3383-067		Date certificate issued		06/01/2021			
Part 2: Certificat	es Owned by App	licant and	Filed wi	th Tax Deed	Applica	ition			
Column 1 Certificate Number	Columi	1 2	Co	olumn 3 unt of Certificate		Column 4 Interest		n 5: Total + Column 4)	
# 2021/4726	06/01/20	021		4,266.78		213.	34	4,480.12	
						→Part 2: Tot	al*	4,480.12	
Part 3: Other Ce	rtificates Redeem	ed by Appl	licant (O	ther than Co	unty)				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colun Face Am Other Ce	nn 3 ount of	Column 4 Tax Collector's		Column 5 Interest	(Column 3	otal 3 + Column 4 lumn 5)	
# 2022/5118	06/01/2022		4,392.25		6.25	219.	61	4,618.11	
						Part 3: Tot	al*	4,618.11	
Part 4: Tax Colle	ector Certified Am	ounts (Lin	es 1-7)						
1. Cost of all cert	tificates in applicant's	possession	and other	r certificates rec (*	deemed Total of	by applicant Parts 2 + 3 abo	ove)	9,098.23	
2. Delinquent tax	es paid by the applic	ant						0.00	
3. Current taxes	paid by the applicant							4,317.00	
4. Property inform	nation report fee							200.00	
5. Tax deed appl	lication fee							175.00	
6. Interest accrue	ed by tax collector un	der s.197.54	2, F.S. (s	ee Tax Collecto	or Instruc	ctions, page 2)		0.00	
7.					Tota	I Paid (Lines 1	-6)	13,790.23	
	nformation is true and				y inform	ation report fee	, and tax collec	tor's fees	
1)						Escambia, Fl	orida		
Sign here:	nature, Tax Collector or Des	signee			Da	te April 26	th, 2023		
J.g.		-							

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



4/30/2019 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:04/27/2023 (tc.6593)

Real Estate Search

Tangible Property Search

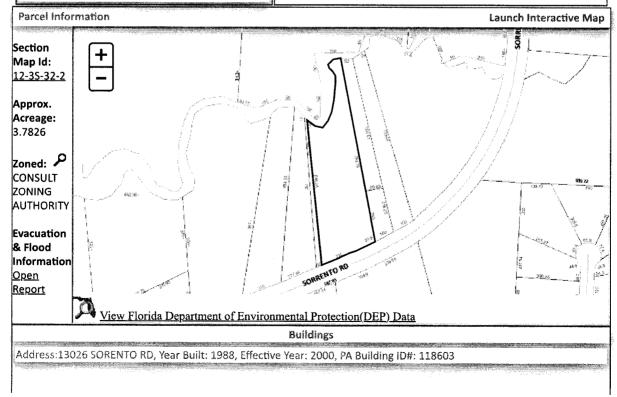
Sale List

♦ Nav. Mode

Account ○ Parcel ID

Printer Friendly Version

General Inform	nation	Assessments
Parcel ID:	And the second s	
	1235325001004001	Year Land Imprv Total <u>Cap Val</u>
Account:	103383067	2022 \$101,390 \$194,733 \$296,123 \$296,123
Owners:	KEY AUTO HOSPITAL INC	2021 \$101,390 \$169,540 \$270,930 \$270,930
Mail:	13206 SORENTO RD PENSACOLA, FL 32507	2020 \$101,390 \$165,666 \$267,056 \$267,056
Situs:	13026 SORENTO RD 32507	Disclaimer
Use Code:	AUTO REPAIR 🔑	
Taxing Authority:	COUNTY MSTU	Tax Estimator
Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Enter Income & Expense Survey Download Income & Expense Survey
Sales Data		2022 Certified Roll Exemptions
	Officia Record	1.13.13
Sale Date Boo 06/1999 442	(New Windo 7 1362 \$100 WD	Legal Description BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF
Official Record	9 466 \$55,000 WD S Inquiry courtesy of Pam Childer aty Clerk of the Circuit Court and	Extra Features ASPHALT PAVEMENT CONCRETE PAVING



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036001 5/5/2023 3:26 PM
OFF REC BK: 8973 PG: 362 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 2021** holder of **Tax Certificate No. 04726**, 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:

(see attached)

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103383067 (0923-09)

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

KEY AUTO HOSPITAL INC

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 September, which is the **6th day of September 2023.**

Dated this 5th 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.

COMP RO

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806



PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPO	JKI 13 1330ED 10.		
SCOTT LUNSFORD, ES	SCAMBIA COUNTY TA	AX COLLECTOR	
TAX ACCOUNT #:	10-3383-067	CERTIFICATE #:	2021-4726
REPORT IS LIMITED T	O THE PERSON(S) EX		RS OR OMISSIONS IN THIS YNAME IN THE PROPERTY IFORMATION REPORT.
listing of the owner(s) of tax information and a list encumbrances recorded in title to said land as listed	record of the land describing and copies of all oper the Official Record Boo on page 2 herein. It is the	ped herein together with current or unsatisfied leases, mortgoks of Escambia County, Flor e responsibility of the party r	user named above includes a ent and delinquent ad valorem ages, judgments and rida that appear to encumber the named above to verify receipt of ce issuing this Report must be
and mineral or any subsu	rface rights of any kind o boundary line disputes, a	r nature; easements, restriction	or in subsequent years; oil, gas, ons and covenants of record; ould be disclosed by an accurate
•	•		ament attached, nor is it to be any other form of guarantee or
Use of the term "Report"	herein refers to the Propo	erty Information Report and t	the documents attached hereto.
Period Searched: Ju	ane 12, 2003 to and incl	uding June 12, 2023	Abstractor: Pam Alvarez
Period Searched: Ju	ane 12, 2003 to and incl	uding June 12, 2023	Abstractor: Pam Alva

BY

Michael A. Campbell, As President

Dated: June 20, 2023

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 20, 2023

Tax Account #: 10-3383-067

1. The Grantee(s) of the last deed(s) of record is/are: **KEY AUTO HOSPITAL INC**

By Virtue of Warranty Deed recorded 6/22/1999 in OR 4427/1362 and Warranty Deed recorded 6/18/1999 OR 4426/1806

- 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 Branch Banking and Trust Company recorded 5/20/2015 OR 7347/88
- 4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 10-3383-067 Assessed Value: \$296,123.00

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 FO	R TDA			
TAX DEED SALE DATE:	SEP 6, 2023			
TAX ACCOUNT #:	10-3383-067			
CERTIFICATE #:	2021-4726			
•	ng legal interest in or claim against the above-described ertificate is being submitted as proper notification of tax deed			
YES NO Notify City of Pensacola, P.C Notify Escambia County, 19	0 Governmental Center, 32502			
KEY AUTO HOSPITAL INC	BRANCH BANKING AND			
13026 SORENTO RD	TRUST COMPANY			
PENSACOLA, FL 32507	5061 N 12TH AVE			

PENSACOLA, FL 32504-8916

Certified and delivered to Escambia County Tax Collector, this 20th day of June, 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

June 20, 2023 Tax Account #:10-3383-067

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W **ALG R/W LI 170 FT TO POB OR 4426 P 1806**

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3383-067(0923-09)

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

10.50 Recording Fee

PREPARED BY: Stephen B. Shell SHELL, FLEMING, DAVIS & MENGE, P.A. Post Office Box 1831 Pensacola, Florida 32598-1831 SFD&M File No.: B1685-25620 OR BK 4427 PG1362
Escambia County, Florida
INSTRUMENT 99-621059
DEED DOC SIMPS PD 8 ESC CD 1 0.70
06/22/99 ERNE LED WISHIN, REEK

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JEFF B. STRICKER, whose address is 12650 Bahia Court, Pensacola, Florida 32506, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to KEY AUTO HOSPITAL, INC., a Florida corporation, whose address is 13026 Sorento Road, Pensacola, Florida 32507, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in County, Florida, described as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel Identification Number: 12-35-32-5001-004-001

The above-described property is not the homestead of Grantor nor is it contiguous to Grantor's homestead. Grantor resides at 12650 Bahia Court, Pensacola, Florida 32506.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

The preparer of this deed represents that: this deed has been prepared at the express direction of the Grantor solely from the legal description provided to the preparer by the Grantor; that no title search, survey, or inspection of the above-described property has been performed by the preparer; that the title to the above-described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and eal of Chanter this 16th day of June, 1999.

Pamela J. Henry

STATE OF FLORIDA

COUNTY OF ESCAMBIA

_ as identification.

OFFICIAL NOTARY SEAL
STEPHEN 8. SHELL
COMMISSION NO.
CC 59621
MY COMMISSION EXPIRES
JANUARY 27, 2001

OFARY PUBLIC STATE OF FLORIDA

My Commission Expires: 1/27/01

OR BK 4427 PG1363 Escambia County, Florida INSTRUMENT 99-621059

EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE PROCEED NORTH 06 DEGREES OF MINUTES OF SECTION MEST ALONG THE MEST LINE OF THE AFORESAID SECTION. 12 A DISTANCE OF 1469.48 FEET 10 A POINT ON THE NORTHERLY RIGHT-OF-MAY LINE OF SORENTO ROAD, S.R. 2293, (106) R/M);

THENCE PROCEED NORTH 63 DEGREES 12 MINUTES OF SECONDS EAST A DISTANCE OF 577.46 FEET 10 THE PCINI OF BEGINNING;

THENCE CONTINUE ALONG SAID RIGHT-OF-MAY NORTH 63 DEGRLES 12 MINUTES OF SECONDS EAST A DISTANCE OF SECONDS FAST A DISTANCE OF NORTH 61 DEGREES A MINUTES 18 SECONDS WEST, SI, 96 FEET AN ARC DISTANCE OF SOUTH 61 DEGREES 36 MINUTES 18 SECONDS WEST, RIGHT-OF-WAY PROCEED NORTH 13 DEGREES 36 MINUTES 17 SECONDS WEST, RIGHT-OF-WAY PROCEED NORTH 13 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 134.30 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE AT THE SOUTHEAST EDGE (OF 134.30 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE AT THE SOUTHEAST THENCE THENCE DEARTH TO A POINT LYING NORTH 10 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 708.75 FEET MORE OR LESS FROM THE POINT OF BEGINNING;

THENCE PROCECOD SOUTH 10 DEGREES 53 MINUTES 04 SECOND EAST A DISTANCE OF 722.51 FEET MORE OR LESS TO A REFERENCED MONIMANT!

THENCE PROCECOD SOUTH 10 DEGREES 53 MINUTES 04 SECOND EAST A DISTANCE OF 722.51 FEET MORE OR LESS TO A REFERENCED MONIMANT!

THENCE FOR THE POINT OF BEGINNING.

LYING IN AND BEING A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCANDIA COUNTY, FLORIDA AND CONTAINING 1.55 ACRES, MORE OR LESS.

RCD Jun 22, 1999 11:29 am Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 99-621059 10.50 Recording Fee 149.60 Stamps 159.50 TOTAL

PREPARED BY:
Stephen B. Shell
SHELL, FLEMING, DAVIS & MENGE, P.A.
Post Office Box 1831
Perpage la Florida 22508 1831

Pensacola, Florida 32598-1831 SFD&M File No.: B1685-25620

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

OR BK 4426 PG1806 Escambia County, Florida INSTRUMENT 99-620351

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM M. BAKER, whose address is 1230 Bridge Creek Terrace, Pensacola, Florida 32504, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to KEY AUTO HOSPITAL, INC., a Florida corporation, whose address is 13026 Sorento Road, Pensacola, Florida 32507, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in County, Florida, described as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel Identification Number: 12-3S-32-5001-000-001

The above-described property, being vacant land, is not the homestead of Grantor nor is it contiguous to Grantor's homestead. Grantor resides at the address set forth above.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 16th day of June, 1999.

Signed, sealed and delivered

William M. Baker

STATE OF FLORIDA

Pamela J. Henry

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of June, 1999, by William M. Baker, () who is personally known to me or () who has produced FLA D/L

as identification.

OFFICIAL NOTARY SEAL
STEPHEN B. SHELL
COMMISSION NO.
CC 598621
MY COMMISSION EXPIRES
JANUARY 27, 2001

TE OF FLORIDA

My Commission Expires: 1/27/01

Stephen

Exhibit A

OR BK 4426 PG1807
Escambia County, Florida
INSTRUMENT 99-620351

RCD Jun 18, 1999 02:55 pm
Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 99-620351

Commence at the Southwest corner of Section 12, Township 3 South, Range 32 West, Escambia County, Florida; thence proceed North 06 degrees 00'00" East along the West line of the aforesaid Section 12 a distance of 1469.48 feet to a point on the Northerly Right-of-Way line of Gulf Beach Highway (S.R. 1293, 100' R/W); thence proceed North 63 degrees 12'00" East a distance of 407.46 feet to the Point of Beginning; thence departing said Northerly Right-of-Way proceed North 05 degrees 32'14" West a distance of 657.12 feet to a reference monument; thence continue North 05 degrees 32'14" West a distance of 4 feet more or less to the mean high water line at the Southeast edge of Bayou Garcon; thence meander Northeasterly along said mean high water line to a point lying North 10 degrees 53'04" West a distance of 772.51 feet from a point on said Northerly Right-of-Way line; thence proceed South 10 degrees 53'04" East a distance of 722.51 feet to the Northerly Right-of-Way line of Gulf Beach Highway; thence proceed South 63 degrees 12'00" West along said Right-of-Way line a distance of 170.00 feet to

Recorded in Public Records 05/20/2015 at 09:30 AM OR Book 7347 Page 88, Instrument #2015037809, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$52.50 MTG Stamps \$910.00 Int. Tax \$520.00

wilson, Harrell, Farrington, Ford Wilson, Spain & Parsons, P. A. 14758 Perdido Key Drivs Pensacola, Fl. 32507

This is a refinance of a mortgage dated amount is being increased by \$ ("New Money"), being paid on the new money advanced.	in the original principal amount of \$ Documentary Stamps and Intangible Tax in the amount of \$	in which the
STATE OF FLORIDA		
Prepared by and return to		
		<u></u>
	BB	& T
MORTGAGE OF REAL ESTA	TE AND SECURITY AGRE	EEMENT
THIS MORTGAGE, made this 15th day of	May, 2015	, by
13026 SORENTO ROAD PENSACOLA, FL 32507-0000	4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
(hereinafter referred to as "Mortgagor"), and granted and given to BRANCH I organized and existing under the laws of the State of North Carolina, whose as 5061 N 12TH AVE , PENSACOLA, FL 32504-8916. WHEREAS. KEY AUTO HOSPITAL, INC.		Mortgagee"), a corporation
(the "Borrower", if not the Mortgagor) is indebted to Mortgagee, as evidenced	by a certain promissory note dated the 15th	day of
May, 2015 executed in fi	avor of Mortgagee in the principal sum of	
TWO HUNDRED SIXTY THOUSAND DOLLARS & 00/100		Dollars
(\$ 260,000.00), plus interest a incorporated herein by reference. Where used herein, the term "Note" or "additional advance agreements, or other documents now or hereafter evidence all indebtedness and obligations of the Mortgagor or Borrower to Mortgagee (floor transactions, interest rate collar transactions, swap agreements (as define any ISDA Master Agreement executed by the Mortgagor or Borrower and referred to as a "Fledge Agreement," the terms of which are incorporated herei	ing any debt whatsoever incurred by Mortgagor and payable to Moor an affiliate of Mortgagee) under any interest rate swap transaction do in 11 U.S.C. \S 101) or other similar transactions or agreements, in II Schedules and Confirmations entered into in connection therewi	ong with any other notes, ortgagee, and shall include ons, interest rate cap and/or acluding without limitation
This Mortgage is given to secure that certain contingent liability under was given to Branch Banking and Trust Company, the issuer of the Standby L hereunder.		
NOW, THEREFORE, in consideration of the premises and One Dollar (\$1.00 the Mortgagor does hereby grant, bargain, sell, mortgage, assign a	and convey unto the Mortgagee the following described re	
SEE ATTACHED EXHIBIT A KNOWN AS		

Together with (i) all buildings, improvements, hereditaments, and appurtenances thereunto appertaining, as far as they may now or hereafter during the term of this indenture belong to or be used in connection with the occupancy of any building existing or to be constructed on such property; (ii) all fixtures, equipment and accessions and attachments thereto now or hereafter attached or used in connection with the operation of such property, and all replacements, additions, and betterments to or of any of the foregoing; (iii) all rights in now existing and hereafter arising easements, rights of way, rights of access, water rights and courses, sewer rights and other rights appertaining thereto; (iv) all as-extracted collateral including without limitation all gas, oil and mineral rights of every nature and kind, all timber to be cut and all other rights appertaining thereto; and (v) all leases, rents and profits therefrom. The real property, buildings, improvements, fixtures, equipment, accessions thereto, appurtenances and all replacements and additions thereof and thereto, all leases and rents therefrom, and all other collateral described above are hereinafter collectively referred to as the "Property".

If any of the Property is of a nature such that a security interest therein can be perfected under the Florida Uniform Commercial Code (the "Code"), this indenture shall constitute a security agreement and financing statement, and the Mortgagor hereby authorizes the Mortgagee to complete and to file any UCC Financing Statement and amendment thereof which Mortgagee deems necessary to perfect, renew or continue such security interest under the Code.

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13026SORRENTO RD, PENSACOLA, FL 32507

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This Mortgage is granted and conveyed to secure: (i) prompt payment of the Note(s) and all renewals, extensions, modifications and substitutions thereof; (ii) the performance of all other obligations set forth therein and in any loan agreement or security instrument in connection herewith and all advances to pay drafts on any letters of credit issued on the account of the Mortgagor or other obligor on the Note(s); (iii) all future advances made to the Mortgagor, or other obligor on the Note(s) if not the Mortgagor, not to exceed the maximum aggregate principal amount up to twice the original amount of the Note(s) described above, whether evidenced by the original Note(s) or any subsequent Note(s), notwithstanding whether any such subsequent Note is a part of the transaction governing the Note(s) or is of the same kind or class, provided that each such subsequent Note or other evidence of indebtedness shall reference that it is secured by this Mortgagor under any Application and Agreement for Irrevocable Letter of Credit executed by the Mortgagor or other obligor on the Note(s); (iv) all obligations under any Hedge Agreement; (v) all sums expended by the Mortgagee to protect and preserve the Property, including without limitation all taxes and insurance premium; and (vi) all costs of collection of the Note(s) and enforcement of this Mortgage, including without limitation all reasonable attorneys' and paralegal fees, court costs, publication fees and related costs

Construction Loan. If this box is marked, this Mortgage is made for the purpose of securing a loan for constructing, improving or adding to a building on the

Property or improving the Property, and shall constitute a construction mortgage, as defined in the Code.

TO HAVE AND TO HOLD, all the said Property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate; if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as listed in the title opinion or title insurance policy which Mortgagee has obtained in the transaction in which Mortgagee obtained this Mortgage. The Mortgagor further covenants to warrant generally and forever defend title to the premises as herein conveyed unto the Mortgagee, from and against all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor (and where more than one, each jointly and severally) agrees and consents to the following terms, covenants, and conditions set forth herein and in any Rider attached hereto and incorporated herein:

- 1. That if he is a maker or obligor on the Note(s), he will promptly pay the principal of and interest on the indebtedness evidenced by the Note(s) and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided. Mortgagor shall timely pay and perform any obligation, covenant or warranty contained not only in this mortgage but also any other mortgage, or writing which gives rise to, or which may constitute a lien upon any of the Property. Upon request of Mortgagee, Mortgagor promptly shall furnish satisfactory evidence of such payment or performance. Mortgagor shall not enter into, terminate, cancel or amend any material lease or contract affecting the Property or any part thereof without the prior written consent of the Mortgagee
- 2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of or any other modification relating to the indebtedness or any part thereof secured hereby.
- 3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the property hereby mortgaged. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this mortgage.
- 4. That he will keep the Property in as good order and condition as it is now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.
- 5. That he will continuously maintain fire, flood and such other hazard insurance as the Mortgagee may require on the improvements which form a part of the Property, now or hereafter constructed on the Property, and will pay promptly when due any premiums on the insurance. If it is determined at any time that any of the Property is located in a flood hazard area as defined in the Flood Disaster Protection Acts of 1973, the Mortgagor shall obtain and maintain flood insurance on Property at Mortgagor's expense for as long as this Mortgage is in effect. Flood insurance coverage shall be in an amount equal to the lesser of (i) the maximum limit of coverage made available for the particular type of property under applicable law. If the Mortgagor shall fail to procure or maintain hazard or flood insurance coverage made available for the property within a reasonable time of receiving notice from Mortgage end available for the property within a reasonable time of receiving notice from Mortgage of either the requirement or of the lapse of an existing policy, Mortgagee may, but shall not be obligated to, expend for the account of Mortgagor any sums which may be necessary to purchase the required hazard or flood insurance, which shall be fully secured by this Mortgage and which shall accrue interest from the time expended until paid at the rate set forth in the Note(s). Mortgagor shall cause all policies and renewals thereof to be delivered to the Mortgagee. All insurance shall be carried with companies approved by Mortgagee and shall contain a loss payable clause (New York long form) in favor of and in a form acceptable to Mortgagee. In the event of loss of such is not made promptly by the Mortgagor. Each insurer is hereby authorized and directed to make payment for such loss directly and solely to the Mortgagee, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration of the Property damaged, but Mortga
- 6. That he hereby assigns all the rents, issues, and profits of the Property from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver, to which the Mortgagor consents, of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby. Mortgagor hereby appoints Mortgagee as Mortgagor's attorney-in-fact to collect any rents and profits, with or without suit, and to apply the same, less expenses of collection to any indebtedness owing under the Note(s) in any manner as Mortgagee may desire. Such appointment shall be a power coupled with an interest and shall remain in full force and effect as long as any of the indebtedness secured hereby remains outstanding or the Mortgagee is obligated
- 7. That he will pay as they become due the principal and interest on all notes, obligations, contracts or agreements, secured by any mortgage, lien, or security interest having priority over this mortgage as to the Property described herein. If the Mortgagor fails to make any of the payments as provided in this section, Mortgagee may pay the same and add any amounts so paid to the principal debt, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby and shall be secured by this mortgage.
- 8. Mortgagor for itself, its successors and assigns represents, warrants and agrees that (a) neither Mortgagor nor any other person has generated, manufactured, stored, treated, processed, released, discharged or disposed of any Hazardous Materials on the Property or received any notice from any Governmental Authority (hereinafter defined) or other person with regard to a release of Hazardous Materials on, from or otherwise affecting the Property; (b) neither Mortgagor or any other person has violated any applicable Environmental Laws; (here are no circumstances presently existing upon or under the Property; (c) the Property which may violate any applicable Environmental Laws; there are no circumstances presently existing upon or under the Property, or relating to the Property which may violate any applicable Environmental Laws, and there is not now pending, or threatened, any action, suit, investigation or proceeding against Mortgagor relating to the Property of against any other party relating to the Property) seeking to enforce any right or remedy under any of the Environmental Laws; (d) except in strict compliance with Environmental Laws, the Property shall be kept free of Hazardous Materials and shall not be used to generate, manufacture, transport, treat, store, handle, dispose or release Hazard Materials; (e) Mortgagor shall at all times comply with and ensure compliance by all other parties with all applicable Environmental Laws; (f) Mortgagor has obtained and will at all times continue to obtain and/or maintain all licenses, permits and other directives from any Governmental Authority necessary to comply with the terms and provisions of the Environmental Requirements; (g) Mortgagor shall immediately give Mortgagor eval and written notice in the event that Mortgagor eval to dear my notice from any Governmental Requirements; (g) Mortgagor shall immediately give Mortgagor eval and written notice in the event that Mortgagor event that Mortgagor eval to any release or storage of Hazardous Materials on, from

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and every kind whatsoever paid, incurred or suffered by, or asserted against Mortgagee for, with respect to, or as a direct or indirect result of (i) the presence on, or under, or the escape, spillage, emission or release on or from the Property of any Hazardous Material regardless of whether or not caused by or within the control of Mortgagor, (ii) the violation of any Environmental Laws or Environmental Requirements relating to or affecting the Property, whether or not caused by or within the control of Mortgagor, (iii) the failure by Mortgagor to comply fully with the terms and provisions of this paragraph, or (iv) any warranty or representation made by Mortgagor in made by Mortgagor in made by Mortgagor, the delivery of a deed in tieu of foreclosure, the cancellation of the Note; or if otherwise expressly permitted in writing by the Bank, the sale or alienation of any part of the Property.

In the event that any of the Mortgagor's representations or warranties shall prove to be materially false or Mortgagor fails to satisfy any Environmental Requirement, Mortgagee, in its sole discretion, may (i) choose to assume compliance with governmental directives and the Mortgagor agrees to reimburse Mortgagee for all costs, expenses (including all reasonable attorneys' fees, whether in-house or independent), fines, penalties, judgments, suits, or liabilities whatsoever associated with such compliance; or (ii) seek all legal and equitable remedies available to it including, but not limited to, injunctive relief compelling Mortgagor to comply with all Environmental Requirements relating to the Property. Mortgagoe's rights hereunder shall be in addition to all rights granted under the Note or other Document and payments by Mortgagor under this provision shall not reduce Mortgagor's obligations and tiabilities thereunder. In the event Mortgagee undertakes compliance with Environmental Requirements which Mortgagor failed to perform or which Mortgagee determines is necessary to self all or any part of the Property, Mortgagor authorizes Mortgagee and/or Mortgagee's agents to prepare and execute on Mortgagor's behalf, any manifest or other documentation relating to the removal and/or disposal of any Hazardous Materials, from, at or on the Property. All amounts expended by the Mortgagee in connection with the exercise of its rights hereunder (including reasonable attorneys' fees and the fees of any environmental consultants) shall become part of the indebtedness secured by this Mortgage.

For purposes of this Mortgage: "Environmental Laws" means the Comprehensive Environmental Response, Compensation and Liability Act, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, and any "Super Fund" or Super Lien" law, or any other federal, state or local law, regulation or decree regulating, relating to or imposing liability or standards of conduct concerning any Hazardous Materials. "Environmental Requirement" means any administrative orders, directives, judgments, consent orders, permits, licenses, authorizations, consents, settlements, agreements or other formal or informal directions or guidance issued by entered into with any Governmental Authority or private party, including the provisions of any Environmental Law, which obligate or commit Mortgagor to investigate, remediate, treat, monitor, dispose or remove Hazardous Materials. "Governmental Authority" means any federal, state or local agency, department, court or other administrative, legislative or regulatory federal, state or local governmental body, or any private individual or entity acting in place of such entities. "Hazardous Materials" means and includes petroleum products, any flammable explosives, radioactive materials, asbestos or any material containing asbestos, and/or any hazardous, toxic or dangerous waste, substance or material defined as such in the Environmental Laws.

- 9. Mortgagor shall be in default under this mortgage upon the occurrence of any of the following.
- (a) Default in the payment or performance of any of the indebtedness and obligations evidenced by the Notes of any covenant or warranty in this mortgage, in the Note(s) or other document executed in connection herewith, or in any other note of Mortgagor or Borrower to Mortgagee or any contract between Mortgagor or Borrower and Mortgagee; or in any contract between any third party and Borrower or Mortgagee made for the benefit of Mortgagor; or
- (b) Any warranty, representation or statement made or furnished to Mortgagee by or on behalf of Mortgagor or Borrower in connection with this transaction proving to have been false in any material respect when made or furnished; or
- (c) Loss, theft, substantial damage, destruction to or of the Property, or the assertion or making of any levy, seizure, mechanic's or materialman's lien or attachment thereof or thereon; or
- (d) Death, dissolution, termination of existence, insolvency, business failure, appointment of a Receiver for any part of the property of, assignment for the benefit of creditors by, filing of a bankruptcy petition by or against, or the inability to pay debts in the ordinary course of business of the Mortgagor, Borrower or any co-maker, endorser, guarantor or surety for Mortgagor or Borrower; or
- (e) Failure of a corporate Mortgagor or Borrower or any co-maker, endorser, guarantor or surety for Mortgagor or Borrower to maintain its corporate existence in good standing; or
- (f) Upon the entry of any monetary judgement of the assessment or filing of any tax lien against Mortgagor; or upon the issuance of any writ of garnishment or attachment against any property, debts due or rights of Mortgagor or Borrower; or
- (g) The sale (including sale by land contract upon delivery of possession), transfer or encumbrance of all or any part of the Property or any interest therein, or any change in the ownership or control of Mortgagor or Borrower, without Mortgagee's prior written consent; or
- (h) If Mortgagee should otherwise deem itself, its security interest, the Property or the indebtedness evidenced by the Note(s) unsafe or insecure; or should Mortgagee otherwise believe that the prospect of payment or other performance is impaired
- 10. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the Note(s) or other obligations secured hereby. If there is a default in any of the terms, conditions or covenants of this mortgage or of any of the Note(s) or other obligations secured hereby, then at the option of the Mortgagee, and without prior notice to the Mortgagor, all sums then owing by the Mortgagor or any other obligations not the Note(s) to the Mortgagor and a didition pursue all other rights and remedies available against any Mortgagor or any borrower or other obligor under the Note(s) under applicable provisions of Florida Law and of any other law governing the Note(s). This mortgage shall remain as security for full payment of all indebtedness and obligations secured hereby and for performance of any obligation evidenced by the Note(s) and any other obligations described herein, notwithstanding the sale or release of any or all of the Property, the assumption by another party of Mortgagor's obligations under the Note(s) or this mortgage, the forbearance or extension of time or payment of the indebtedness and any other obligations described herein, or any one of same or the release of any party who has assumed or incurred any obligation for the repayment of any indebtedness and any other obligations described herein, and secured by this mortgage. None of the foregoing shall in any way affect the full force and effect of the lien of this mortgage or impair the Mortgagor's right to any other remedies against the Mortgagor in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of Mortgagor's right to accelerate maturity of the indebtedness evidenced by the Note(s) secured hereby. Time is of the essence in the payment or performance or any of the obligations, or of any covenant or warranty contained in this mortgage, or in any of the Note(s) or any other document secured hereby.
- 11. Mortgagor understands that upon default hereunder, along with other remedies set out herein and in the above referenced Note(s) or other documents, the Mortgagee may foreclose upon the mortgaged premises and ask for a deficiency judgement. Mortgagor hereby expressly waives and relinquishes any appraisal rights which Mortgagor may have under Florida Law and understands and agrees that a deficiency judgement, if pursued by Mortgagee, shall be determined by the highest priced bid at the judicial sale of the Property.
- 12. The covenants contained herein and in any rider attached hereto and incorporated herein shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall be applicable to all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferree thereof whether by operation of law or otherwise. The liability of the Mortgagor hereunder shall, if more than one, be joint and several. The designations "corporate", "corporation", and "partnership" include limited liability companies and limited liability partnerships.

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. . . .

13. WAIVER OF TRIAL BY JURY, UNLESS EXPRESSLY PROHIBITED BY APPLICABLE LAW, THE UNDERSIGNED HEREBY WAIVE THE RIGHT TO TRIAL BY JURY OF ANY MAITERS OR CLAIMS ARISING OUT OF THIS MORTGAGE OR ANY LOAN DOCUMENT EXECUTED IN CONNECTION HEREWITH OR OUT OF THE CONDUCT OF THE RELATIONSHIP BETWEEN THE UNDERSIGNED AND MORTGAGEE, THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE TO MAKE THE LOAN SECURED BY THIS MORTGAGE, FURTHER, THE UNDERSIGNED HEREBY CERTIFY THAT NO REPRESENTATIVE OR AGENT OF MORTGAGEE, NOR MORTGAGEE'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WOULD NOT SEEK TO ENFORCE THIS WAIVER OR RIGHT TO JURY TRIAL PROVISION IN THE EVENT OF LITIGATION. NO REPRESENTATIVE OR AGENT OF MORTGAGEE, NOR MORTGAGEE'S COUNSEL, HAS THE ALTHOURED TO WAIVE CONDITION ON MOREY THE ALTHOURED TO WAIVE CONDITION OR MONEY THE ALTHOURED TO WAIVE CONDITION OF MONEY THE ALTHOURED TO MAKE THE ALTHOURED TO WAIVE CONDITION OF MONEY THE ALTHOURED TO MAKE THE ALTHOURED TO MAKE CONDITION OF MONEY THE ALTHOURED TO MAKE THE ALTHOURED TO MAKE THE ALTHOURED TO MAKE THE ALTHOURED THE ALTHOURED TO MAKE THE ALTHOURED TO MAKE THE ALTHOURED TO MAKE THE ALTHOURED THE ALTHOUR THE ALTHOURED THE ALTHOUR THE ALTHOURED THE ALTHOUR THE AL HAS THE AUTHORITY TO WAIVE, CONDITION OR MODIFY THIS PROVISION.

IN WITNESS WHEREOF, each Mortgagor has executed under seal this Mortgage the day and year first above written.

Signed, sealed and delivered in the presence of:

If Mortgagor is a Corporation:

WITNESS:		<u>-</u>	KEY AUTO HOSPITAL	. INC.
CDW .	(SEAL)	Ву:	Jell 7 Ste	(SEAL)
Trang Rutin			RANDALL T STRICKE	R
(Prior Name)		Title	PRESIDENT/TREASUR	
- Ph	(SEAL)			(07) 4 7 \
Stephan P. Kesr				
(Print Name)				
If Mortgagor is a Partnership, Limited Liab	oility Company, Limi	ited Liability Par	tnership, or Limited Liabilit	y Limited Partnership:
WITNESS:				
			NAME OF PARTNERSHIP, LLC, LLP, OR L	
	(SEAL)	Ву:		(SEAL)
(Print Name)				
	(SEAL)	Ву:		(SEAL)
(Print Name)				
	(SEAL)	Ву:		(SEAL)
(Print Name)		***************************************		
	(SEAL)	By:		(SEAL)
(Print Name)	***************************************			
WITNESS:	If Mortgagor	r is an Individua	1:	
	(SE	AL)		(SEAL)
(Print Name)			***************************************	
	(SE	AL)		(SEAL)
(Print Name)				
	(SE	AL)		(SEAL)
				•••••
(Print Name)				

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DUNTY OF ESCAMBIA	
The foregoing instrument was acknowledged before	one this 1511 day of Many
90/5 by ((Name of Person Acknowledging)
	(Signature of Notary Public - State of Florida)
	(Print, Type, or Stamp Commissioned Name of Notary Public)
	Personally KnownOR Produced Identification
	Type of Identification Produced
STATE OF FLORIDA	resentative Capacity
Notarization of Acknowledgement in a Representation of Acknowledgement in a Representation of Acknowledgement in a Representation of Acknowledged before 2015	e me this 15th day of May, by Randall T. Etrickler
TATE OF FLORIDA COUNTY OF ESCHWB/YA The foregoing instrument was acknowledged before	re me this 15th day of May , by Randau T. Stricker (Name of Person)
The foregoing instrument was acknowledged before ODIS President (Type of Authority)	re me this 15th day of May , by Randau T. Stricker (Name of Person)
TATE OF FLORIDA COUNTY OF <u>ESCAYW8/14</u> The foregoing instrument was acknowledged before	day of Candau T. Atricker (Name of Person) for Key And Hospital, Inc. (Name of Party on Behalf of Whom Instrument Was Executed)
TATE OF FLORIDA OUNTY OF <u>ESCHANGINA</u> The foregoing instrument was acknowledged before OUT S (Type of Authority) TRACY RATZIN MY COMMISSION # FF 102720 EXPIRES: April 11, 2018	day of Sharp, by Randau T. Stricker (Name of Person) for Key Anto Hospital, Inc. (Name of Party on Behalf of Whom Instrument Was Executed) Signature of Notary Public - State of Florida) Trues Autro

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https://dory.escambiaclerk.com/LandmarkWeb1.4.6.134/search/index?theme=.blue§ion=searchCriteriaName&quickSearchSelection=#

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Exhibit "A"

Parcel 1

Commence at the Southwest corner of Section 12, Township 3 South, Range 32 West, Escambia County, Florida; thence proceed North 06 degrees 00 minutes 00 seconds East along the West line of the aforesaid Section 12 a distance of 1469.48 feet to a point on the Northerly Right-of-Way line of Gulf Beach Highway (S.R. #293, 100' R/W); thence proceed North 63 degrees 12 minutes 00 seconds East a distance of 407.46 feet to the Point of Beginning; thence departing said Northerly Right-of-Way proceed North 05 degrees 32 minutes 14 seconds West a distance of 657.12 feet to a reference monument; thence continue North 05 degrees 32 minutes 14 seconds West a distance of 4 feet more or less to the mean high water line at the Southeast edge of Bayou Garcon; thence meander Northeasterly along said mean high water line to a point lying North 10 degrees 53 minutes 04 seconds West a distance of 772.51 feet from a point on said Northerly Right-of-Way line; thence proceed South 10 degrees 53 minutes 04 seconds East a distance of 50 feet more or less to a referenced monument; thence continue South 10 degrees 53 minutes 04 seconds East a distance of 722.51 feet to the Northerly Right-of-Way line of Gulf Beach Highway; thence proceed South 63 degrees 12 minutes 00 seconds West along said Right-of-Way line a distance of 170.00 feet to the Point of Beginning.

Parcel 2

Commence at the Southwest corner of Section 12, Township 3 South, Range 32 West, Escambia County, Florida; thence proceed North 06 degrees 00 minutes 00 seconds West along the West line of the aforesaid Section 12 a distance of 1469.48 feet to a point on the Northerly right-of-way line of Sorento Road, S.R. #293, (100' R/W); thence proceed North 63 degrees 12 minutes 00 seconds East a distance of 577.46 feet to the Point of Beginning; thence continue along said right-of-way North 63 degrees 12 minutes 00 seconds East a distance of 46.03 feet to a concrete monument at the point of curvature of said right-of-way said curve being concave Northwesterly having a radius of 1095.24 feet a central angle of 02 degrees 49 minutes 24 seconds, a tangent distance of 50.04 feet, a chord bearing and distance of North 61 degrees 47 minutes 18 seconds West, 53.96 feet an arc distance of 53.97 feet thence departing said Northerly right-of-way proceed North 13 degrees 36 minutes 17 seconds West a distance of 756.82 feet; thence continue North 13 degrees 36 minutes 17 seconds West a distance of 134.30 feet more or less to the mean high water line at the Southeast Edge of Bayou Garcon; thence meander Southwesterly along said mean high water line to a point lying North 10 degrees 53 minutes 04 seconds West a distance of 788.75 feet more or less from the Point of Beginning; thence proceed South 10 degrees 53 minutes 04 seconds East a distance of 56.14 feet more or less to a referenced monument; thence continue South 10 degrees 53 minutes 04 seconds East a distance of 722.51 feet to the Northerly right-of-way line of Sorento Road and the Point of Beginning.

Lying in and being a part of Section 12, Township 3 South, Range 32 West, Escambia County, Florida.

File Number: 880-49398 Legal Description with Non Homestead

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04726 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KEY AUTO HOSPITAL INC BRANCH BANKING AND TRUST COMPANY 13206 SORENTO RD 5061 N 12TH AVE

PENSACOLA, FL 32507 PENSACOLA, FL 32504-8916

WITNESS my official seal this 20th day of July 2023.

COMPTA OF

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 September 6, 2023, 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** – 2021 holder of **Tax Certificate No. 04726**, 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:

(see attached)

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103383067 (0923-09)

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

KEY AUTO HOSPITAL INC

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 September, which is the 6th day of September 2023.

Dated this 17th day of July 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.

COUNTY TUBE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

WARNING

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Dated this 17th day of July 2023.

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Post Property:

13026 SORENTO RD 32507

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

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Dated this 17th day of July 2023.

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Personal Services:

KEY AUTO HOSPITAL INC 13206 SORENTO RD PENSACOLA, FL 32507

COUNTY RUBER

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

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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: 103383067 Certificate Number: 004726 of 2021

Payor: KEY AUTO HOSPITAL INC 13206 SORENTO RD PENSACOLA, FL 32507 Date 7/28/2023

Clerk's Check # 5508429649	Clerk's Total	\$490.20
Tax Collector Check # 1	Tax Collector's Total	\$14,830.75
	Postage	\$14.42
	Researcher Copies	\$0.00
	Recording	\$10.00
	Prep Fee	\$7.00
	Total Received	\$15,352.37

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

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 004726 Redeemed Date 7/28/2023

Name KEY AUTO HOSPITAL INC 13206 SORENTO RD PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$490.20		
Due Tax Collector = TAXDEED	\$14,830.75		
Postage = TD2	\$14.42		
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
		11. 代實情	FINANCIAL SUM	MARY	

No Information Available - See Dockets





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 103383067 Certificate Number: 004726 of 2021

	Application Date 4/19/2023 Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
	Auction Date 9/6/2023		Redemption Date 7/28/2023	
Months	5		3	
Tax Collector	\$13,790.23		\$13,790.23	
Tax Collector Interest	\$1,034.27		\$620.56	
Tax Collector Fee	\$6.25		\$6.25	
Total Tax Collector	\$14,830.75		\$14,417.04	
				Commence of the commence of th
Record TDA Notice	\$17.00		\$17.00	
Clerk Fee	\$119.00		\$119.00	
Sheriff Fee	\$120.00		\$120.00	
Legal Advertisement	\$200.00		\$200.00	
App. Fee Interest	\$34.20		\$20.52	
Total Clerk	\$490.20		\$476.52 C (+
Release TDA Notice (Recording)	\$10.00		\$10.00	
Release TDA Notice (Prep Fee)	\$7.00		\$7.00	
Postage	\$14.42		\$14.42	The Control of the Co
Researcher Copies	\$0.00		\$0.00	
Total Redemption Amount	\$15,352.37		\$14,924.98	
	Repayment Overpayment Refund Amount		\$427.39 +40 = \$ 467.39	
Book/Page	8973		362	redee

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023060768 7/28/2023 10:44 AM
OFF REC BK: 9015 PG: 1992 Doc Type: RTD

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 8973, Page 362, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04726, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 103383067 (0923-09)

(see attached)

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: KEY AUTO HOSPITAL INC

Dated this 28th day of July 2023.

COMPTAGE STATE OF THE STATE OF

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 23-008154

0923-09

Document Number: ECSO23CIV026139NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 04726 2021

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: KEY AUTO HOSPITAL INC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/21/2023 at 9:26 AM and served same at 8:55 AM on 7/24/2023 in ESCAMBIA COUNTY, FLORIDA, by serving KEY AUTO HOSPITAL INC , the within named, to wit: RANDY STRICKER, MANAGER.

> CHIP W SIMMONS, SHERIFF **ESCAMBIA COUNTY, FLORIDA**

By:

D. NELSON, CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: KMJACKSON

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(see attached)

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Dated this 17th day of July 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.

Personal Services:

KEY AUTO HOSPITAL INC 13206 SORENTO RD PENSACOLA, FL 32507

COMPTAGE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO23CIV026142NON Agency Number: 23-008155

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04726 2021

Attorney/Agent: PAM CHILDERS CLERK OF COURT TAX DEED

Plaintiff:

RE: KEY AUTO HOSPITAL INC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/21/2023 at 9:26 AM and served same at 8:55 AM on 7/24/2023 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:

D. NELSON, CPS

Service Fee:

\$40.00

Receipt No:

BILL

Printed By: KMJACKSON

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NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** – 2021 holder of **Tax Certificate No. 04726**, 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:

(see attached)

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103383067 (0923-09)

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

KEY AUTO HOSPITAL INC

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 September, which is the 6th day of September 2023.

Dated this 17th day of July 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.

Post Property:

13026 SORENTO RD 32507

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

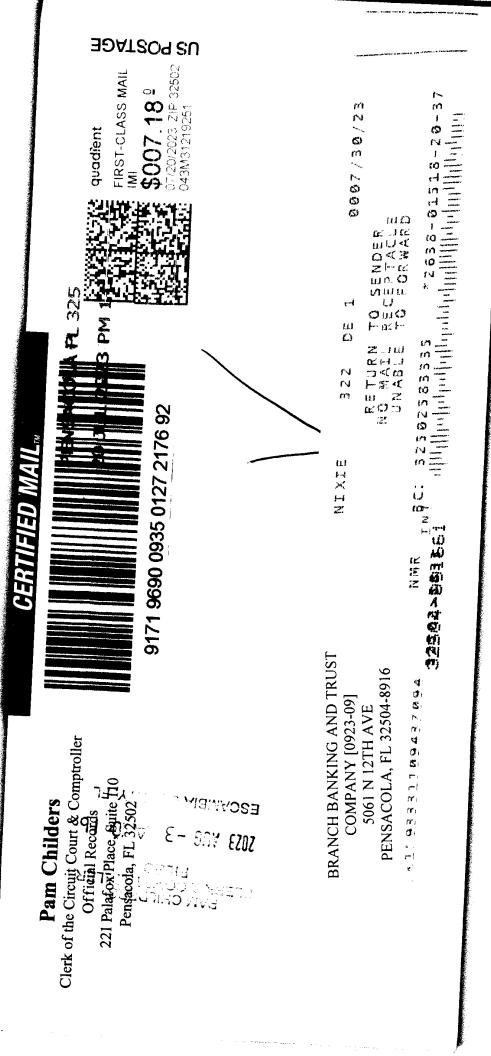
KEY AUTO HOSPITAL INC [0923-09] 13206 SORENTO RD PENSACOLA, FL 32507

9171 9690 0935 0127 2177 08

BRANCH BANKING AND TRUST COMPANY [0923-09] 5061 N 12TH AVE PENSACOLA, FL 32504-8916

9171 9690 0935 0127 2176 92

hoderned





STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a TAX DEED SALE NOTICE in the matter of

DATE - 09-06-2023 - CERTIFICATE # 04726

in the CIRCUIT Court

was published in said newspaper in the issues of

AUGUST 3, 10, 17, 24, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Will PO.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnCualfiter=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023 08 24 09:28:08 -05:00'

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST

A.D., 2023

Heather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualfiter=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2023.08.24 09:29:39 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE Notary Public, State of Florida My Comm. Expires June 24, 2024 Commission No. HH4627

Page 1 of 2

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC – 2021 holder of Tax Certificate No. 04726, 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 SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORE-SAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVA-TURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806 SECTION 12, TOWNSHIP 3 S. RANGE 32 W.

TAX ACCOUNT NUMBER 103383067 (0923-09)

The assessment of the said property under the said certificate issued was in the name of KEY AUTO HOSPITAL INC

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 September, which is the 6th day of September 2023.

Dated this 20th day of July 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 pro-

vision 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 (SEAL) By: Emily Hogg Deputy Clerk oaw-4w-08-03-10-17-24-2023

Sworn to and subscribed before me this 24TH_day of

Heather Tuttle

Discribe, o=The Escambia Sub Press LLC, dequalifier=2014 110000001890CD5793800054AAE, cn=Heather Tuttle Date: 2023.08.24 09:29.44-05000

AUGUST

A.D., _

2023

