



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

0425-84

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991		Application date	Jun 14, 2024	
Property description	BOYD JASON & BOYD WENDY 2717 STRATFORD RD PENSACOLA, FL 32526 2717 STRATFORD RD 09-0630-100 BEG SE COR SEC N 90 DEG E ALG S LI OF SEC 12.89 FT N 01 DEG 02 MIN 53 SEC E 1679.77 FT TO SW COR OF (Full legal attached.)		Certificate #	2022 / 3888	
			Date certificate issued	06/01/2022	
Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application					
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2022/3888	06/01/2022	1,097.22	54.86	1,152.08	
# 2024/4097	06/01/2024	665.61	33.28	698.89	
→ Part 2: Total*				1,850.97	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/3939	06/01/2023	660.21	6.25	50.07	716.53
Part 3: Total*					716.53
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				2,567.50	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
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)				2,942.50	
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> Signature, Tax Collector or Designee			Escambia, Florida Date <u>June 18th, 2024</u>		

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

H

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	36,447
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 12.50

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 SE COR SEC N 90 DEG E ALG S LI OF SEC 12.89 FT N 01 DEG 02 MIN 53 SEC E 1679.77 FT TO SW COR OF PROPERTY DESC IN OR 7351 P 1547 S 89 DEG 53 MIN 41 SEC E ALG S LI OF PROPERTY 166.43 FT FOR POB S 89 DEG 53 MIN 41 SEC E 133.57 FT N 01 DEG 02 MIN 53 SEC E 288 FT TO S R/W LI OF STRATFORD RD (50 FT R/W) N 89 DEG 53 MIN 41 SEC W ALG S R/W LI 140.02 FT TO NE COR OF AFORESAID PROPERTY S 03 DEG 14 MIN 54 SEC E 64.13 FT S 00 DEG 37 MIN 36 SEC W 223.95 FT TO POB OR 8323 P 186

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400907

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991,

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
09-0630-100	2022/3888	06-01-2022	BEG SE COR SEC N 90 DEG E ALG S LI OF SEC 12.89 FT N 01 DEG 02 MIN 53 SEC E 1679.77 FT TO SW COR OF PROPERTY DESC IN OR 7351 P 1547 S 89 DEG 53 MIN 41 SEC E ALG S LI OF PROPERTY 166.43 FT FOR POB S 89 DEG 53 MIN 41 SEC E 133.57 FT N 01 DEG 02 MIN 53 SEC E 288 FT TO S R/W LI OF STRATFORD RD (50 FT R/W) N 89 DEG 53 MIN 41 SEC W ALG S R/W LI 140.02 FT TO NE COR OF AFORESAID PROPERTY S 03 DEG 14 MIN 54 SEC E 64.13 FT S 00 DEG 37 MIN 36 SEC W 223.95 FT TO POB OR 8323 P 186

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
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991

06-14-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

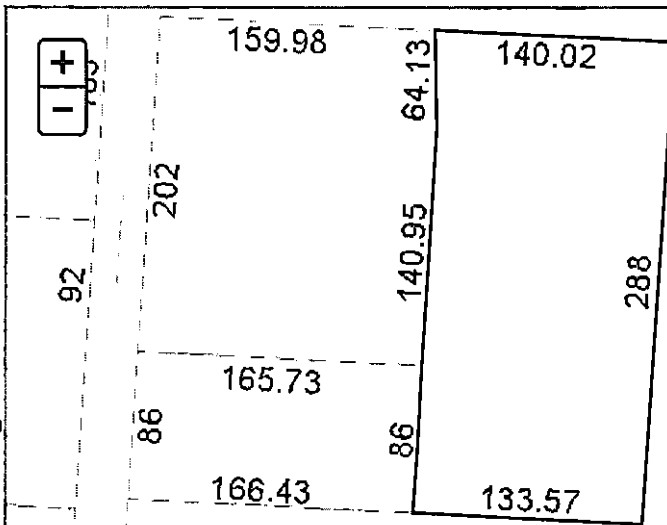
General Information Parcel ID: 131S311100002046 Account: 090630100 Owners: BOYD JASON & BOYD WENDY Mail: 2717 STRATFORD RD PENSACOLA, FL 32526 Situs: 2717 STRATFORD RD 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>2023</td> <td>\$22,473</td> <td>\$59,440</td> <td>\$81,913</td> <td>\$72,894</td> </tr> <tr> <td>2022</td> <td>\$17,670</td> <td>\$53,101</td> <td>\$70,771</td> <td>\$70,771</td> </tr> <tr> <td>2021</td> <td>\$17,670</td> <td>\$43,520</td> <td>\$61,190</td> <td>\$61,190</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$22,473	\$59,440	\$81,913	\$72,894	2022	\$17,670	\$53,101	\$70,771	\$70,771	2021	\$17,670	\$43,520	\$61,190	\$61,190																																														
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Section
Map Id:
13-15-31-2

Approx.
Acreage:
0.8740

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)



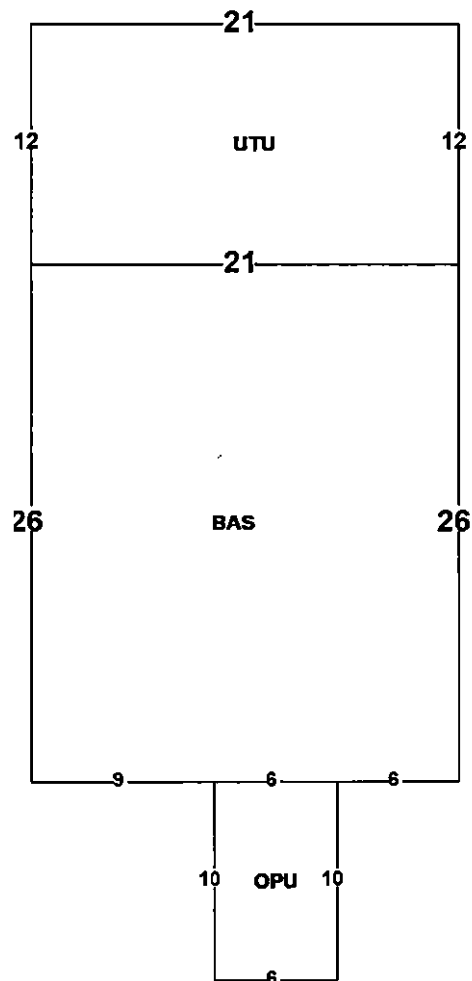
[View Florida Department of Environmental Protection \(DEP\) Data](#)


Buildings

Address: 2717 STRATFORD RD, Year Built: 1976, Effective Year: 1985, PA Building ID#: 94803

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 858 Total SF

BASE AREA - 546
OPEN PORCH UNF - 60
UTILITY UNF - 252

Images



3/8/2022 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:06/20/2024 (tc.7659)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 03888**, issued the **1st** day of **June, A.D., 2022** 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 SE COR SEC N 90 DEG E ALG S LI OF SEC 12.89 FT N 01 DEG 02 MIN 53 SEC E 1679.77 FT TO SW COR OF PROPERTY DESC IN OR 7351 P 1547 S 89 DEG 53 MIN 41 SEC E ALG S LI OF PROPERTY 166.43 FT FOR POB S 89 DEG 53 MIN 41 SEC E 133.57 FT N 01 DEG 02 MIN 53 SEC E 288 FT TO S R/W LI OF STRATFORD RD (50 FT R/W) N 89 DEG 53 MIN 41 SEC W ALG S R/W LI 140.02 FT TO NE COR OF AFORESAID PROPERTY S 03 DEG 14 MIN 54 SEC E 64.13 FT S 00 DEG 37 MIN 36 SEC W 223.95 FT TO POB OR 8323 P 186

SECTION 13, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090630100 (0425-84)

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

JASON BOYD and WENDY BOYD

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 April, which is the **2nd** day of **April 2025**.

Dated this 20th day of June 2024.

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

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: 090630100 Certificate Number: 003888 of 2022**

Payor: JASON BOYD 2717 STRATFORD RD PENSACOLA, FL 32526 Date 9/11/2024

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$524.40
Tax Collector's Total \$3,396.38
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$4,037.78

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

Redeemed
\$3269.93
[Signature]

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>



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 #: 09-0630-100 CERTIFICATE #: 2022-3888

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: December 12, 2004 to and including December 12, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **09-0630-100**

1. The Grantee(s) of the last deed(s) of record is/are: **JASON BOYD AND WENDY BOYD**
By Virtue of General Warranty Deed recorded 6/30/2020 in OR 8323/186
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 Keith A Ludwig recorded 6/30/2020 OR 8323/188 as further assigned to C&A Financial Programs Inc by Assignment of Mortgage recorded 7/19/2021 OR 8577/526 and last assigned to Zachary X Martin by Assignment of Mortgage recorded 7/26/2021 OR 8582/1277**
4. Taxes:

Taxes for the year(s) NONE are delinquent.
Tax Account #: 09-0630-100
Assessed Value: \$75,080.00
Exemptions: HOMESTEAD
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:	<u>APR 2, 2025</u>
TAX ACCOUNT #:	<u>09-0630-100</u>
CERTIFICATE #:	<u>2022-3888</u>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

JASON BOYD AND WENDY BOYD
2717 STRATFORD ROAD
PENSACOLA, FL 32523

ZACHARY X MARTIN
PO BOX 13080
NORTH PALM BEACH, FL 33408

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 2024.

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

December 17, 2024

Tax Account #:09-0630-100

LEGAL DESCRIPTION EXHIBIT "A"

BEG SE COR SEC N 90 DEG E ALG S LI OF SEC 12.89 FT N 01 DEG 02 MIN 53 SEC E 1679.77 FT TO SW COR OF PROPERTY DESC IN OR 7351 P 1547 S 89 DEG 53 MIN 41 SEC E ALG S LI OF PROPERTY 166.43 FT FOR POB S 89 DEG 53 MIN 41 SEC E 133.57 FT N 01 DEG 02 MIN 53 SEC E 288 FT TO S R/W LI OF STRATFORD RD (50 FT R/W) N 89 DEG 53 MIN 41 SEC W ALG S R/W LI 140.02 FT TO NE COR OF AFORESAID PROPERTY S 03 DEG 14 MIN 54 SEC E 64.13 FT S 00 DEG 37 MIN 36 SEC W 223.95 FT TO POB OR 8323 P 186

SECTION 13, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0630-100(0425-84)

ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL WITHOUT A CURRENT SURVEY. THE DESCRIPTION ON THE TAX ROLL HAS COMMENCE AT THE SE COR OF THE SECTION BUT ALL THE DEEDS HAVE SW COR OF THE SECTION. SW CORNER APPEARS TO BE THE CORRECT CALL.

**Recorded in Public Records 6/30/2020 3:54 PM OR Book 8323 Page 186,
Instrument #2020052933, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$490.00**

18.50
+ 4.50
Prepared by:
William E. Farrington II
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons, P.A.
14758 Perdido Key Drive
Pensacola, Florida 32507

File Number: 1-55277

General Warranty Deed

Made this June 26, 2020 A.D. By **Keith A. Ludwig**, hereinafter called the grantor, to **Jason Boyd and Wendy Boyd**, husband and wife, whose post office address is: **2717 Stratford Road, Pensacola, FL 32526**, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten 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, viz:

Commence at the Southwest corner of Section 13, Township 1 South, Range 31 West, Escambia County, Florida; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Section for 12.89 feet; thence North 01 degrees 02 minutes 53 seconds East for 1679.77 feet to the Southwest corner of that property described in Official Records Book 7351 at Page 1547, of the Public Records of said County; South 89 degrees 53 minutes 41 seconds East along the South line of said property for 166.43 feet to the Point of Beginning; thence continue South 89 degrees 53 minutes 41 seconds East along said South line for 133.57 feet to the Southeast corner of said property; thence North 01 degrees 02 minutes 53 seconds East along the East line of said property for 288.00 feet to the South right of way line of Stratford Road (50 foot right of way); thence North 89 degrees 53 minutes 41 seconds West along said South right of way line for 140.02 feet to the Northeast corner of that property described in Official Records Book 7331 at Page 1008 of said Public Records, thence South 03 degrees 14 minutes 54 seconds East (this line and the next One are along the East lines of said property in Official Records Book 7331 at Page 1008) for 64.13 feet; thence South 00 degrees 37 minutes 36 seconds West for 223.95 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 13-1S-31-1100-002-046

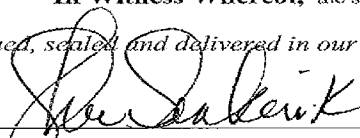
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

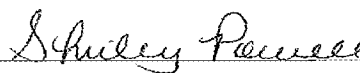
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

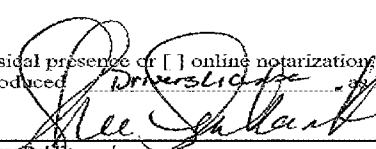
Signed, sealed and delivered in our presence:


Witness Printed Name **Shannon Senkarik**


Keith A. Ludwig


Witness Printed Name **Shirley Powell**

State of Florida
County of **Escambia**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2020, by Keith A. Ludwig, who is/are personally known to me or who has produced  as identification.



SHANNON SENKARIK
Commission # GG 190270
Expires July 23, 2021
Bonded Thru Budget Notary Services

Notary Public
Print Name: **Shannon Senkarik**

My Commission Expires: _____

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

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**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 2717 Stratford Road

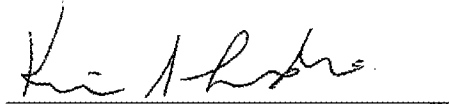
LEGAL ADDRESS OF PROPERTY: 2717 Stratford Road, Pensacola, Florida 32526

The County (x) has accepted () has not accepted the abutting roadway for maintenance.

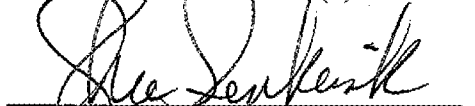
This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
14758 Perdido Key Drive
Pensacola, FL 32507

AS TO SELLER(S):


Keith A. Ludwig

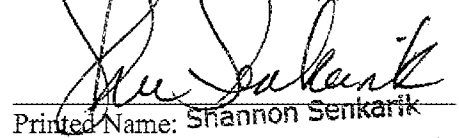
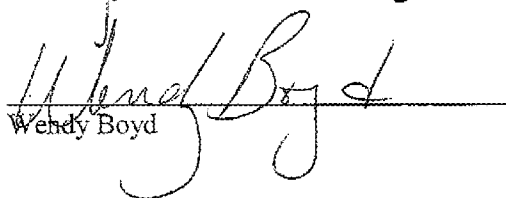
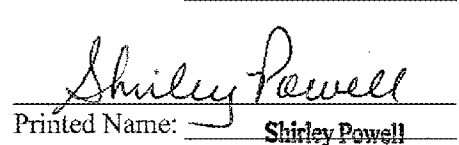
WITNESSES TO SELLER(S):


Printed Name: Shannon Senkarik
Printed Name: Shirley Powell

AS TO BUYER(S):


Jason Boyd

WITNESSES TO BUYER(S):


Printed Name: Shannon Senkarik
Wendy Boyd
Printed Name: Shirley Powell

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

**Recorded in Public Records 6/30/2020 3:54 PM OR Book 8323 Page 188,
Instrument #2020052934, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 MTG Stamps \$210.00 Int. Tax \$120.00**

35.50
+ 4.50

This instrument was prepared by:
William E. Farrington, II
307 S. Palafox Street
Pensacola, FL 32502

MORTGAGE

JASON BOYD and WENDY BOYD, husband and wife, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from **KEITH A. LUDWIG** hereinafter called Mortgagee whose address is: 704 N. 74th Avenue, Pensacola, FL 32506 (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 26th of June 2020, mortgages to the Mortgagee the real property in Escambia County, Florida, described as:

SEE ATTACHED

as security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HERewith IN THE ORIGINAL PRINCIPAL AMOUNT OF **\$60,000.00**, PAYABLE ACCORDING TO ITS TERMS. THIS MORTGAGE IS NOT ASSUMABLE WITHOUT PRIOR WRITTEN CONSENT FROM THE NOTE HOLDER.

AND Mortgagor agrees:

1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage. Mortgagor shall provide Mortgagee on an annual basis, proof of all paid taxes and assessments against the property.
3. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a

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rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
6. That if any of the installments of principal and interest due by the terms of said promissory note are not paid within thirty days of the due date, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
9. This Mortgage and the Note secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it

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is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.

10. If this mortgage is prepaid at any time during its term, there shall not be a penalty.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, on the date and year first above written.

Signed, sealed and delivered
in the presence of:

Sign: [Signature]
Print: Shannon Senkarik

Sign: [Signature]
Print: Shirley Powell

[Signature]
JASON BOYD
[Signature]
WENDY BOYD

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 24th day of June, 2020, by Jason Boyd and Wendy Boyd, husband and wife, who are personally known to me or who produced Drivers License as identification and did not take an oath.



SHANNON SENKARIK
Commission # GG 190270
Expires July 23, 2021
Bonded thru Budget Notary Services

Sign: [Signature]
Print: Shannon Senkarik
NOTARY PUBLIC
My Commission Expires: _____
My Commission Number: _____

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Exhibit "A"

Commence at the Southwest corner of Section 13, Township 1 South, Range 31 West, Escambia County, Florida; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Section for 12.89 feet; thence North 01 degrees 02 minutes 53 seconds East for 1679.77 feet to the Southwest corner of that property described in Official Records Book 7351 at Page 1547, of the Public Records of said County; South 89 degrees 53 minutes 41 seconds East along the South line of said property for 166.43 feet to the Point of Beginning; thence continue South 89 degrees 53 minutes 41 seconds East along said South line for 133.57 feet to the Southeast corner of said property; thence North 01 degrees 02 minutes 53 seconds East along the East line of said property for 288.00 feet to the South right of way line of Stratford Road (50 foot right of way); thence North 89 degrees 53 minutes 41 seconds West along said South right of way line for 140.02 feet to the Northeast corner of that property described in Official Records Book 7331 at Page 1008 of said Public Records, thence South 03 degrees 14 minutes 54 seconds East (this line and the next One are along the East lines of said property in Official Records Book 7331 at Page 1008) for 64.13 feet; thence South 00 degrees 37 minutes 36 seconds West for 223.95 feet to the Point of Beginning.

File Number: 1-55277

Legal Description with Non Homestead

Recorded in Public Records 7/19/2021 1:02 PM OR Book 8577 Page 526,
Instrument #2021078988, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Return to: C&A Financial Programs, Inc.
P.O. Box 13080
North Palm Beach, FL 33408

This instrument prepared by: A. Mullins
Address: C&A Financial Programs, Inc.
P.O. Box 13080
North Palm Beach, FL 33408

Assignment of Mortgage

Know All Men By These Presents:

That I, **Keith A. Ludwig**, party of the first part, in consideration of the sum of **Ten Dollars and no/100 dollars**, and other valuable considerations, received from or on behalf of **C&A Financial Programs, Inc., a Florida Corporation**, party of the second part, at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part of a certain mortgage bearing the date **June 26, 2020**, made by **Jason Boyd and Wendy Boyd, husband and wife** in favor of **Keith A. Ludwig** and recorded in Official Records Book **7351 & 7331**, Page **1547 & 1008**, Public Records of **Escambia** County, State of **Florida** upon the following described piece or parcel of land, situate and being in said County and State, to wit:

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

Together with the note or obligation described in said mortgage, and the monies due and to become due thereon, with interest from **May 23, 2021**.

To Have And To Hold the same unto the said party of the second part, it's heirs, legal representatives, successors and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 26th day of MAY, A.D. 2021.

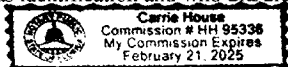
Signed, sealed and delivered in the presence of:

Daniela Hendrix
Witness
Daniela Hendrix
Printed name

Amelia Gorbunov
Witness
Amelia Gorbunov
Printed name

STATE OF Florida
COUNTY OF Escambia

The foregoing agreement was acknowledged before me, a Notary Public in and for the state and county aforesaid, this 26 day of May, in the year of 2021, by Keith A. Ludwig, who is personally known to me or who has produced Florida Driver License as identification and who did/did not take an oath.



AFFIX NOTARY RUBBER STAMP

Keith A. Ludwig
Keith A. Ludwig
704 N. 74th Avenue
Post Office address
Pensacola, FL 32506
Post Office address

Carrie House
Notary Signature
Carrie House
Printed Name
My Commission expires: February 21, 2025

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Exhibit "A"

Commence at the Southwest corner of Section 13, Township 1 South, Range 31 West, Escambia County, Florida; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Section for 12.89 feet; thence North 01 degrees 02 minutes 53 seconds East for 1679.77 feet to the Southwest corner of that property described in Official Records Book 7351 at Page 1547, of the Public Records of said County; South 89 degrees 53 minutes 41 seconds East along the South line of said property for 166.43 feet to the Point of Beginning; thence continue South 89 degrees 53 minutes 41 seconds East along said South line for 133.57 feet to the Southeast corner of said property; thence North 01 degrees 02 minutes 53 seconds East along the East line of said property for 288.00 feet to the South right of way line of Stratford Road (50 foot right of way); thence North 89 degrees 53 minutes 41 seconds West along said South right of way line for 140.02 feet to the Northeast corner of that property described in Official Records Book 7331 at Page 1008 of said Public Records, thence South 03 degrees 14 minutes 54 seconds East (this line and the next One are along the East lines of said property in Official Records Book 7331 at Page 1008) for 64.13 feet; thence South 00 degrees 37 minutes 36 seconds West for 223.95 feet to the Point of Beginning.

File Number: 1-55277

Legal Description with Non Homestead

Recorded in Public Records 7/26/2021 12:46 PM OR Book 8582 Page 1277,
Instrument #2021081937, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Return to: C&A Financial Programs, Inc.
P.O. Box 13080
North Palm Beach, FL 33408

This instrument prepared by: A. Mullins
Address: C&A Financial Programs, Inc.
P.O. Box 13080
North Palm Beach, FL 33408

Assignment of Mortgage

Know All Men By These Presents:

That **C&A Financial Programs, Inc.**, a corporation existing under the laws of the State of Florida, whose address is **P.O. Box 13080, North Palm Beach, FL 33408**, party of the first part, in consideration of the sum of **Ten Dollars and no/100 dollars**, and other valuable considerations, received from or on behalf of **Zachary X. Martin**, individually and as his sole and separate property, whose address is **P.O. Box 13080, North Palm Beach, FL 33408**, party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, assign, transfer and set over unto the said party of the second part of a certain mortgage bearing the date **June 26, 2020**, made by **Jason Boyd and Wendy Boyd, husband and wife** in favor of **Keith A. Ludwig** and recorded in Official Records Book 7357 & 7331, Page 1541 & 1006, Public Records of **Escambia County, State of Florida** upon the following described piece or parcel of land, situate and being in said County and State, to wit:

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

Together with the note or obligation described in said mortgage and the monies due and to become due thereon, with interest from July 23, 2021.

To Have And To Hold the same unto the said party of the second part, it's heirs, legal representatives, successors and assigns forever.

In Witness Whereof, the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto authorized, this 27th day of July, year of 20 21.

Witnesses:

[Signature]
Print: A. Mullins

[Signature]
Print: Z. Martin

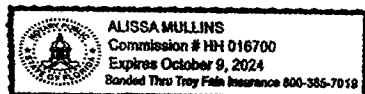
C&A Financial Programs, Inc.

[Signature]
Linda F. Christenson, Secretary/Treasurer

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I hereby Certify that on this date, before me an officer authorized to administer oaths and take acknowledgments, personally appeared **Linda F. Christenson** known to me to be the Secretary/Treasurer of **C&A Financial Programs, Inc.** the corporation in whose name the foregoing instrument was executed, and that she acknowledged executing the same for such corporation freely and voluntarily, under authority vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. She is personally known to me and did not take an oath.

Witness my hand and official seal in the County and State last aforesaid this 27th day of July, year of 20 21.



AFFIX NOTARY RUBBER STAMP

[Signature]
Notary Signature
Printed Name: Alissa Mullins
My Commission expires: 10/9/24

BK: 8582 PG: 1278 Last Page

Exhibit "A"

Commence at the Southwest corner of Section 13, Township 1 South, Range 31 West, Escambia County, Florida; thence North 90 degrees 00 minutes 00 seconds East along the South line of said Section for 12.89 feet; thence North 01 degrees 02 minutes 53 seconds East for 1679.77 feet to the Southwest corner of that property described in Official Records Book 7351 at Page 1547, of the Public Records of said County; South 89 degrees 53 minutes 41 seconds East along the South line of said property for 166.43 feet to the Point of Beginning; thence continue South 89 degrees 53 minutes 41 seconds East along said South line for 133.57 feet to the Southeast corner of said property; thence North 01 degrees 02 minutes 53 seconds East along the East line of said property for 288.00 feet to the South right of way line of Stratford Road (50 foot right of way); thence North 89 degrees 53 minutes 41 seconds West along said South right of way line for 140.02 feet to the Northeast corner of that property described in Official Records Book 7331 at Page 1008 of said Public Records, thence South 03 degrees 14 minutes 54 seconds East (this line and the next One are along the East lines of said property in Official Records Book 7331 at Page 1008) for 64.13 feet; thence South 00 degrees 37 minutes 36 seconds West for 223.95 feet to the Point of Beginning.

File Number: 1-55277

Legal Description with Non Homestead