



# 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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 7022 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 22, 2024
Property description	BLUE ANGEL MHP LLC 648 ANCHORS ST NW UNIT 3B FT WALTON BCH, FL 32548 5301 BLUE ANGEL PKWY 10-1335-000 BEG AT NE COR OF LOVE GRANT SLY ALG E LI 1497 94/100 FT NWLY PARL TO N LI OF GRANT 1002 FT FOR POB C (Full legal attached.)	Certificate #	2022 / 4799
		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)
# 2022/4799	06/01/2022	5,875.74	293.79	6,169.53
→Part 2: Total*				6,169.53

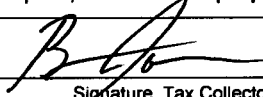
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/4939	06/01/2023	6,170.20	6.25	381.78	6,558.23
Part 3: Total*					6,558.23

## 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)	12,727.76
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,085.26
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)	19,188.02

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2024

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

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

**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 NE COR OF LOVE GRANT SLY ALG E LI 1497 94/100 FT NWLY PARL TO N LI OF GRANT 1002 FT FOR POB CONT NWLY 1062 58/100 FT SLY PARL TO E LI OF GRANT 234 44/100 FT ELY 583 29/100 FT NLY 100 FT ELY 479 30/100 FT NLY 134 44/100 FT TO POB OR 8325 P 163 LESS OR 1608 P 994 ST RD 297

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400558

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 7022

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
10-1335-000	2022/4799	06-01-2022	BEG AT NE COR OF LOVE GRANT SLY ALG E LI 1497 94/100 FT NWLY PARL TO N LI OF GRANT 1002 FT FOR POB CONT NWLY 1062 58/100 FT SLY PARL TO E LI OF GRANT 234 44/100 FT ELY 583 29/100 FT NLY 100 FT ELY 479 30/100 FT NLY 134 44/100 FT TO POB OR 8325 P 163 LESS OR 1608 P 994 ST RD 297

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 7022

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-22-2024

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 ▶

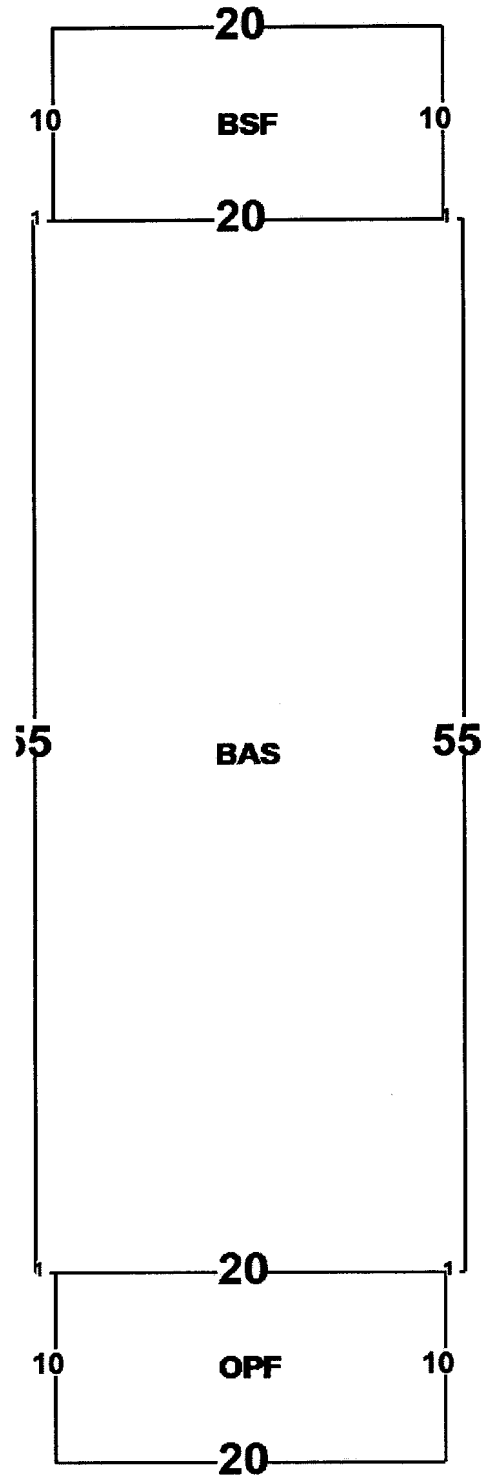
[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 3625311008000003 <b>Account:</b> 101335000 <b>Owners:</b> BLUE ANGEL MHP LLC <b>Mail:</b> 648 ANCHORS ST NW UNIT 3B FT WALTON BCH, FL 32548 <b>Situs:</b> 5301 BLUE ANGEL PKWY 32526 <b>Use Code:</b> MOBILE HOME PARKS <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$61,200</td> <td>\$251,923</td> <td>\$313,123</td> <td>\$313,123</td> </tr> <tr> <td>2022</td> <td>\$61,200</td> <td>\$234,547</td> <td>\$295,747</td> <td>\$295,747</td> </tr> <tr> <td>2021</td> <td>\$48,000</td> <td>\$219,088</td> <td>\$267,088</td> <td>\$267,088</td> </tr> </tbody> </table> <a href="#">Disclaimer</a>  <a href="#">Tax Estimator</a>  <a href="#">Report Storm Damage</a>  <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2023	\$61,200	\$251,923	\$313,123	\$313,123	2022	\$61,200	\$234,547	\$295,747	\$295,747	2021	\$48,000	\$219,088	\$267,088	\$267,088																						
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Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																														

Address: 5301 BLUE ANGEL PKWY, Year Built: 1946, Effective Year: 1970, PA Building ID#: 111601

Structural Elements

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



Areas - 1610 Total SF

BASE AREA - 1210  
BASE SEMI FIN - 200  
OPEN PORCH FIN - 200

Images



11/7/2022 12:00:00 AM



11/7/2022 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.



**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 #: 10-1335-000 CERTIFICATE #: 2022-4799

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 #: **10-1335-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BLUE ANGEL MHP LLC**

**By Virtue of Warranty Deed recorded 8/17/2021 in OR 8599/969**

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 Douglas P Ard and Elaine S Ard recorded 7/2/2020 OR 8325/166**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 10-1335-000**

**Assessed Value: \$317,652.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 2, 2025

**TAX ACCOUNT #:** 10-1335-000

**CERTIFICATE #:** 2022-4799

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

**BLUE ANGEL MHP LLC**  
**5301 BLUE ANGEL PKWY**  
**PENSACOLA, FL 32526**

**BLUE ANGEL MHP LLC**  
**648 ANCHORS ST NW UNIT 3B**  
**FT WALTON BCH, FL 32548**

**DOUGLAS P ARD AND ELAINE S ARD**  
**3720 N BLUE ANGEL PKWY**  
**PENSACOLA, FL 32526**

**BLUE ANGEL MHP LLC**  
**5265 N BLUE ANGEL PKWY**  
**PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> 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 #:10-1335-000**

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

**BEG AT NE COR OF LOVE GRANT SLY ALG E LI 1497 94/100 FT NWLY PARL TO N LI OF  
GRANT 1002 FT FOR POB CONT NWLY 1062 58/100 FT SLY PARL TO E LI OF GRANT 234 44/100  
FT ELY 583 29/100 FT NLY 100 FT ELY 479 30/100 FT NLY 134 44/100 FT TO POB OR 8599 P 969  
LESS OR 1608 P 994 ST RD 297**

**SECTION 36, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-1335-000(0425-65)**

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

Recorded in Public Records 8/17/2021 4:12 PM OR Book 8599 Page 969,  
Instrument #2021091466, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$3,164.00

Prepared by and Return to:  
Blue Angel MHP, LLC  
648 Anchors St. NW, Unit 3B  
Ft. Walton Beach, FL, 32548  
(850) 685-8669

Parcel ID# 36-2S-31-1008-000-003  
36-2S-31-1008-000-004  
36-2S-31-1008-000-005

### **ASSUMPTION WARRANTY DEED**

This indenture made on this 17<sup>th</sup> day of August, 2021 A.D. by **Charles M. Pippin, a married man**, whose post office address is: 2013 Jessica Way, Navarre, Florida, 32566, hereinafter called the "grantor" and **Blue Angel MHP LLC, A Florida limited liability company**, whose post office address is: 648 Anchors St. NW, Unit 3B, Ft. Walton Beach, FL, 32548 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 FOUR HUNDRED FIFTY ONE THOUSAND, NINE HUNDRED AND THIRTEEN DOLLARS (\$451,913.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

#### **PARCEL 1:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along East line of said Grant 1497.94 feet; thence Northwesterly parallel to North line of Grant 1002 feet for Point of Beginning; thence continue Northwesterly 1062.58 feet; thence Southerly parallel to East line of Grant 234.44 feet; thence Easterly 583.29 feet; thence Northerly 100 feet; thence Easterly 479.30 feet; thence Northerly 134.44 feet to Point of Beginning.

LESS AND EXCEPT any portion in road right of way, and any portion in Official Records Book 1608, Page 994, of the Public Records of Escambia County, Florida.

#### **PARCEL 2:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1632.38 feet; thence Northwesterly 1002 feet to the Point of Beginning; thence Southerly and parallel to the East line of the Section line of Section 36, 100 feet; thence Westerly at right angles for a distance of 479.30 feet; thence Northerly at right angles for a distance of 100 feet parallel to the East line of Section 36 and thence East at right angles for a distance of 479.30 feet to the Point of Beginning, being situated in Escambia County, Florida.

BK: 8599 PG: 970

Subject to that certain Mortgage executed by Charles M. Pippin, a married man, in favor of Douglas P. Ard and Elaine S. Ard, husband and wife, dated 07/02/2020, recorded in Office Records Book 8325, page 166, Public Records of Escambia County, Florida, securing a note in the amount of \$500,000.00, which note the herein Grantees, hereby assume and agree to pay.

**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, 2020.

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

Signed, sealed and delivered in the presence of these witnesses:

Theresa M. Fleming  
Witness Signature  
Print Name: Theresa M. Fleming

Taylor Paulk  
Witness Signature  
Print Name: Taylor Paulk

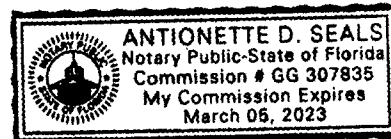
Charles M. Pippin  
Charles M. Pippin

State of Florida,  
County of ~~Escambia~~ Okaloosa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on this 17 day of August 2021, by Charles M. Pippin, a married man, who is personally known to me or who has produced a valid driver's license as identification.

Antionette D. Seals  
NOTARY PUBLIC

Antionette D. Seals  
Notary Print Name  
My Commission Expires: 03-05-2023



County/City of Okaloosa  
Commonwealth/State of Florida  
The foregoing instrument was acknowledged before me this 17 day of August 2021, by Charles M. Pippin  
(name of person seeking acknowledgement)  
Antionette D. Seals  
Notary Public  
My Commission Expires: 03-05-23

**LESS AND EXCEPT** any portion in road right of way, and any portion in Official Records Book 1608, Page 622, of the Public Records of Escambia County, Florida.

**LESS AND EXCEPT:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1,632.38 feet; thence deflect 89 degrees 43 minutes 26 seconds right 1,062.06 feet to the West right of way line of Blue Angel Parkway and Point of Beginning. Thence deflect 88 degrees 49 minutes 15 seconds left along the West right of way line of Blue Angel Parkway a distance of 20.00 feet; thence deflect 88 degrees 49 minutes 21 seconds right a distance of 309.11 feet; thence deflect 89 degrees 12 minutes 56 seconds left 80.00 feet; thence deflect 89 degrees 12 minutes 50 seconds right 110.00 feet; thence deflect 90 degrees 47 minutes 10 seconds right 100.00 feet; thence deflect 89 degrees 12 minutes 56 seconds right 419.25 feet to the Point of Beginning.

**PARCEL 3:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1732.38 feet; thence Westerly parallel to the North line of said Grant a distance of 1982 feet to Point of Beginning; thence continue same course 170 feet; thence Southerly and parallel to the East line of said Grant 130 feet; thence Easterly and parallel to the North line of said Grant 170 feet; thence Northerly 130 feet to Point of Beginning.

**AND**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1732.38 feet; thence Westerly parallel to the North line of said Grant 1812 feet to Point of Beginning; thence continue same course 170 feet; thence Southerly and parallel to the East line of said Grant 130 feet; thence Easterly and parallel to the North line of said Grant 170 feet; thence Northerly 130 feet to Point of Beginning.

Together with an easement for ingress and egress to and from the above described property:

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1862.38 feet; thence Westerly parallel to the North line of said Grant 1812 feet to Point of Beginning; thence continue same course 810 feet to the East right of way line of Turkey Road; thence Southerly along said right of way line 31.38 feet; thence Easterly and parallel to the North line of said Grant 810 feet; thence Northerly 31.38 feet to Point of Beginning.

Parcel Identification Number (s): 362S311008000003/36-2S-31-1008-000-004/  
36-2S-31-1008-000-005

**Recorded in Public Records 7/2/2020 3:04 PM OR Book 8325 Page 166,  
Instrument #2020053880, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$69.50 MTG Stamps \$1,750.00 Int. Tax \$1,000.00**

Prepared by & Return to:  
Karen Way, employee of  
Clear Title of Northwest Florida, LLC  
2107 West Nine Mile Road, Ste 3, Pensacola, FL 32534  
File No. **PEN-20-18693**

## **REAL ESTATE MORTGAGE AND SECURITY AGREEMENT**

- Mortgagor: **Charles M Pippin**
- Mortgagees: **Douglas P Ard and Elaine S Ard, husband and wife**

THIS MORTGAGE IS TO BE FILED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY AND SHALL CONSTITUTE A FIXTURE FILING IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 679 OF THE FLORIDA STATUTES.

Known All Men By These Presents: That whereas **Charles M Pippin**, whose post office address is 2013 Jessica Way, Navarre FL 32566, have become justly indebted to **Douglas P Ard and Elaine S Ard, husband and wife**, whose post office address is 3720 N Blue Angel Pkwy, Pensacola FL 32526 (together with its successors and assigns, hereinafter called "Mortgagee"), in the sum of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)** together with interest thereon, as evidenced by a promissory note or notes of even date herewith, copies of which are attached hereto and made a part hereof.

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)** made by Mortgagor payable to the order of Mortgagee (the "Note") with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**

C. And provided further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby by incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

**BK: 8325 PG: 167**

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned, **Charles M Pippin**, hereinafter called "Mortgagor," does hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in **Escambia County, State of Florida**, viz:

**PARCEL 1:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along East line of said Grant 1497.94 feet; thence Northwesterly parallel to North line of Grant 1002 feet for Point of Beginning; thence continue Northwesterly 1062.58 feet; thence Southerly parallel to East line of Grant 234.44 feet; thence Easterly 583.29 feet; thence Northerly 100 feet; thence Easterly 479.30 feet; thence Northerly 134.44 feet to Point of Beginning.

LESS AND EXCEPT any portion in road right of way, and any portion in Official Records Book 1608, Page 994, of the Public Records of Escambia County, Florida.

**PARCEL 2:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1632.38 feet; thence Northwesterly 1002 feet to the Point of Beginning; thence Southerly and parallel to the East line of the Section line of Section 36, 100 feet; thence Westerly at right angles for a distance of 479.30 feet; thence Northerly at right angles for a distance of 100 feet parallel to the East line of Section 36 and thence East at right angles for a distance of 479.30 feet to the Point of Beginning, being situated in Escambia County, Florida.

LESS AND EXCEPT any portion in road right of way, and any portion in Official Records Book 1608, Page 622, of the Public Records of Escambia County, Florida.

**LESS AND EXCEPT:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1,632.38 feet; thence deflect 89 degrees 43 minutes 26 seconds right 1,062.06 feet to the West right of way line of Blue Angel Parkway and Point of Beginning. Thence deflect 88 degrees 49 minutes 15 seconds left along the West right of way line of Blue Angel Parkway a distance of 20.00 feet; thence deflect 88 degrees 49 minutes 21 seconds right a distance of 309.11 feet; thence deflect 89 degrees 12 minutes 56 seconds left 80.00 feet; thence deflect 89 degrees 12 minutes 50 seconds right 110.00 feet; thence deflect 90 degrees 47 minutes 10 seconds right 100.00 feet; thence deflect 89 degrees 12 minutes 56 seconds right 419.25 feet to the Point of Beginning.

**PARCEL 3:**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1732.38 feet; thence Westerly parallel to the North line of said Grant a distance of 1982 feet to Point of Beginning; thence continue same course 170 feet; thence Southerly and parallel to the East line of said Grant 130 feet; thence Easterly and parallel to the North line of said Grant 170 feet; thence Northerly 130 feet to Point of Beginning.

**BK: 8325 PG: 168****AND**

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1732.38 feet; thence Westerly parallel to the North line of said Grant 1812 feet to Point of Beginning; thence continue same course 170 feet; thence Southerly and parallel to the East line of said Grant 130 feet; thence Easterly and parallel to the North line of said Grant 170 feet; thence Northerly 130 feet to Point of Beginning.

Together with an easement for ingress and egress to and from the above described property:

Commencing at the Northeast corner of the Alexander Love Grant, Section 36, Township 2 South, Range 31 West, Escambia County, Florida; thence Southerly along the East line of said Grant 1862.38 feet; thence Westerly parallel to the North line of said Grant 1812 feet to Point of Beginning; thence continue same course 810 feet to the East right of way line of Turkey Road; thence Southerly along said right of way line 31.38 feet; thence Easterly and parallel to the North line of said Grant 810 feet; thence Northerly 31.38 feet to Point of Beginning.

**Parcel # 36-2S-31-1008-000-003 / 36-2S-31-1008-000-004 / 36-2S-31-1008-001-005**

Together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagor in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have and To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagor hereby assigns and transfers to Mortgagee, and grants to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagor, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagor, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagor, or any of them, for the purpose, or with the intention of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes without limitation, all lumber, bricks, building stones, building blocks, sand, cement, roofing materials, paint, doors, windows, storm doors, storm windows, nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.



**BK: 8325 PG: 169**

For the purpose of further securing the payment of said indebtedness Mortgagor warrants, covenants and agrees with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagor default in any of such obligations, Mortgagee may perform Mortgagor's obligation (but Mortgagee is not obligated to do so).

3. That they will keep the buildings on the mortgaged property continuously insured in such amounts, in such manner and with such companies as may be satisfactory to Mortgagee against loss by fire (including so-called extended coverage), wind and such other hazards (including flood and water damage) as Mortgagee may specify from time to time, with loss, if any, payable to Mortgagee under a mortgagee's loss payable clause acceptable to Mortgagee, and will deposit with Mortgagee policies of such insurance or at Mortgagee's election, certificates thereof, and will pay the premiums therefore as the same become due. Mortgagor shall have the right to provide such insurance through a policy or policies independently obtained and paid for by Mortgagor or through an existing policy, Mortgagee may, for reasonable cause, refuse to accept any policy of insurance obtained by Mortgagor. Mortgagor shall give immediate notice in writing to Mortgagee of any loss or damage to the mortgaged property from any cause whatever. If Mortgagor fails to keep said property insured as above specified, Mortgagee may insure said property (but Mortgagee is not obligated to do so) for its insurable value against loss by fire, wind and other hazards for the benefit of Mortgagor and Mortgagee or for the benefit of Mortgagee alone, at Mortgagee's election. The proceeds of such insurance shall be paid by the insurer to Mortgagee, which is hereby granted full power to settle and compromise claims under all policies, to endorse in the name of Mortgagor any check or draft representing the proceeds of any such insurance, and to demand, receive and give receipt for all sums becoming due thereunder. Said insurance proceeds, if collected, may be credited on the indebtedness secured by this mortgage, less cost of collection, or may be used in repairing or reconstructing the premises on the mortgaged property, at Mortgagee's election. Any application of the insurance proceeds to repairing or reconstructing the premises on the mortgaged property shall not extend or postpone the due date of any installment payments of the indebtedness hereby secured or reduce the amount of such installments.

4. That they will take good care of the mortgaged property and the personal property described above and will not commit or permit any waste thereon or thereof or the removal of any oil, gas or mineral therefrom, and that they will keep the same repaired and at all times will maintain the same in at least as good condition as it now is, reasonable wear and tear alone excepted. If Mortgagor fails to make repairs to the mortgaged property, Mortgagee may make such repairs at Mortgagor's expense (but Mortgagee is not obligated to do so). Mortgagee, its agents and employees, may enter the mortgaged property and any improvements thereon at any reasonable time for the purpose of inspecting or repairing such improvements.

**BK: 8325 PG: 170**

5. That all amounts expended by Mortgagee for insurance or for the payment of taxes or assessments or to discharge liens on the mortgaged property or other obligations of Mortgagor or to make repairs to the mortgaged property or any improvements thereon shall become a debt due Mortgagee, shall be payable at once without demand upon or notice to any person, shall bear interest at the rate of interest payable on the principal sum of the note described above, or if no such rate of interest is specified in the note or if the rate specified would be unlawful, at the maximum rate allowed by law from the date of payment by Mortgagee, and such debt and the interest thereon shall be secured by this mortgage. Upon failure of Mortgagor to reimburse Mortgagee for all amounts so expended, at the election of Mortgagee and with or without notice to any person, Mortgagee may declare the entire indebtedness secured by this mortgage due and payable and may foreclose this Mortgage as hereinafter provided or as provided by law.

6. That no delay or failure of Mortgagee to exercise any option to declare the maturity of any debt secured by this mortgage shall be taken or deemed as a waiver of the right to exercise such option or to declare such forfeiture either as to past or present defaults on the part of Mortgagor, and that the procurement of insurance or payment of taxes or other liens or assessments or obligations by Mortgagee shall not be taken or deemed as a waiver of the right to accelerate the maturity of the indebtedness hereby secured by reason of the failure of Mortgagor to procure such insurance or to pay such taxes, liens, assessments or obligations, it being agreed by Mortgagor that no terms or conditions contained in this Mortgage can be waived, altered or changed except by a writing signed by Mortgagee.

7. That the Mortgagor who is obligated as the Borrower or as guarantor or endorser to pay the indebtedness hereby secured will well and truly pay and discharge such indebtedness as it shall become due and payable, including the Note, any renewals or extensions thereof, and any other notes or obligations of such Mortgagor to Mortgagee, whether now or hereafter incurred.

8. In the event a suit shall be instituted to foreclose this Mortgage, Mortgagee, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the mortgaged property and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to Mortgagee, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, Mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issues, and revenues shall be applied by such receiver to the payment of the Secured Indebtedness, costs and charges, according to the order of said court. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as described herein and hereby expressly consents that such appointment shall be made as an admitted equity and is Mortgagee's absolute right, and that the appointment may be done without notice to the Mortgagor. Mortgagor further consents to the appointment of Mortgagee or any officer or employee of Mortgagee as receiver.

9. That they will not cause or allow possession of the mortgaged property to be in any other person or entity to the exclusion of Mortgagor and will not cause or allow all or any part of the mortgaged property or any interest therein to be sold, assigned, transferred or conveyed by Mortgagor, or any of them, without Mortgagee's prior written consent, excluding only (a) the creation of a lien or encumbrance expressly subordinate to this mortgage, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon the death of a joint tenant, or (d) (if the mortgaged property is the Mortgagor's residence) the grant of any leasehold interest of one year or less (including all mandatory or optional renewal periods) not containing an option to

**BK: 8325 PG: 171**

purchase. Mortgagee may withhold its consent or may condition its consent to any such transfer of possession of, or an interest in, the mortgaged property upon the transferee's agreeing to pay a greater rate of interest on all or any part of the indebtedness secured by this mortgage, upon Mortgagee's approval of the creditworthiness of the transferee, and upon the transferee's payment to Mortgagee of a reasonable transfer or assumption fee. Upon breach by Mortgagor, or any of them, of the covenants herein contained, Mortgagee may, at its election, accelerate maturity of the indebtedness hereby secured and proceed to foreclose this mortgage as hereinafter provided or as provided by law.

10. That, except as otherwise expressly disclosed to Mortgagee in writing on the date of this mortgage, no Hazardous Substance (as defined below) has been released or disposed of on or under the mortgaged property by Mortgagor or, to the best of Mortgagor's knowledge, by any third party or any predecessor in interest or title to the mortgaged property; no underground storage tanks, whether in use or not in use, are located on or under any part of the mortgaged property; Mortgagor and the mortgaged property are and will remain in compliance with all applicable local, state and federal environmental laws and regulations; no notice has been received by Mortgagor from any governmental authority or any other person claiming violation of any environmental protection law or regulation or demanding payment, indemnity or contribution for any environmental damage or injury to natural resources, relating in any way to the mortgaged property, and Mortgagor will notify Mortgagee promptly in writing if any such notice is hereafter received; and any Hazardous Substance used or produced in Mortgagor's business will be used, produced, stored and disposed of in strict compliance with all applicable environmental laws and regulations. Mortgagor will notify mortgagee immediately if any Hazardous Substance is released or discovered on or under the mortgaged property, and Mortgagor will take or cause to be taken such remedial action as may be necessary in order to remedy such released or discovered Hazardous Substance and to obtain certificate of remediation or other certificate of compliance from applicable governmental authorities. At Mortgagee's request, Mortgagor will promptly obtain at Mortgagor's expense, and deliver to Mortgagee an environmental inspection report or will update a previous report, in form acceptable to Mortgagee, prepared by a competent environmental professional reasonably satisfactory to Mortgagee. As used herein, the term "Hazardous Substance" includes, without limitation, any hazardous or toxic substance and any substance or material that is regulated or controlled by the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (CERCLA), the federal Hazardous Materials Transportation Act, the federal Resource Conservation and Recovery Act, the Federal Clean Water Act, the federal Clean Air Act, the federal Toxic Substance Control Act, or any other federal, state or local environmental law, ordinance, or regulation now or hereafter in effect. Mortgagor agrees to indemnify Mortgagee against any and all liability and expense (including attorneys' fees and litigation expenses) incurred by Mortgagee on account of breach by Mortgagor of any representation, warranty or covenant set forth in this paragraph. This agreement to indemnify shall survive payment of the secured indebtedness, satisfaction of this mortgage, and foreclosure of this mortgage.

11. That, if this is a construction mortgage, Mortgagor will perform and comply with, or will cause the Borrower to perform and comply with, the terms of any construction loan agreement made with Mortgagee with regard to any improvements to be made on the mortgaged property.

12. That all the covenants and agreements of Mortgagor herein contained shall extend to and bind their respective heirs, executors, administrators, successors and assigns, and that such covenants and agreements and all options, rights, privileges and powers herein given, granted or secured to Mortgagee shall inure to the benefit of the successors and assigns of Mortgagee.

13. That the provisions of this mortgage and the Note secured hereby are severable, and that the invalidity or unenforceability of any provision of this mortgage or the Note shall not affect the validity and enforceability of the other provisions of this mortgage or of Note. The remedies provided to

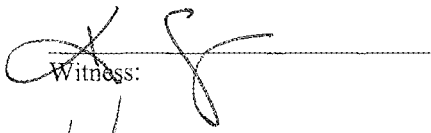
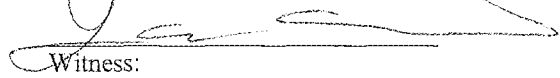
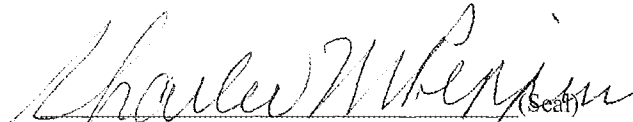
**BK: 8325 PG: 172**

Mortgagee herein are cumulative with the rights and remedies of Mortgagee at law and in equity, and such rights and remedies may be exercised concurrently or consecutively. A carbon or photostatic copy of this mortgage may be filed as a financing statement in any public office.

14. If the Borrower pays and discharges all the indebtedness hereby secured (including future advances) as the same becomes due and payable, and if Mortgagor in all things does and performs all acts and agreements by it herein agreed to be done according to the tenor and effect thereof, then and in that event only this conveyance and the security interest herein granted shall be and become null and void, but if default is made in the payment of any indebtedness hereby secured or any renewals or extensions thereof or any part thereof, or if any interest thereon remain unpaid when due, or if default be made in the repayment of any sum expended by Mortgagee under the authority of any provision of this Mortgage, or if the interest of Mortgagee in the mortgaged property or any of the personal property described above become endangered by reason of the enforcement of any lien or encumbrance thereon, or if a petition to condemn any part of the mortgaged property be filed by any authority, person or entity having power of eminent domain, or if any law, either state or federal, be passed imposing or authorizing the imposition of a specific tax upon this mortgage or the indebtedness hereby secured or permitting or authorizing the deduction of any such tax from the principal or interest secured by this Mortgage or by virtue of which any tax or assessment upon the mortgaged property shall be charged against the owner of this Mortgage, or if at any time any of the covenants contained in this Mortgage or in any note or other evidence of indebtedness secured hereby be declared invalid or unenforceable by any court of competent jurisdiction, or if Mortgagor fails to do and perform any other act or thing herein required or agreed to be done, then in any of said events the whole of the indebtedness hereby secured, or any portion or part thereof which may at said date not have been paid, with interest thereon, shall at once become due and payable and this Mortgage shall be subject to foreclosure at the option of Mortgagee, notice of the exercise of such option being hereby expressly waived by Mortgagor, and Mortgagee shall have the right to enter upon and take possession of the mortgaged property. If an event of default occurs and remains uncured, then in either or any such event, the aggregate sum or sums secured hereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of Mortgagee, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the Note or any instrument or instruments or in this Mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of Mortgagee, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee, or its assigns, may do either or both of the following as to the amount so declared due and payable: (i) bring an action to enforce payment of the amount so declared due and payable, with or without bringing an action to foreclose this Mortgage; and/or (ii) foreclose this mortgage as to the amount so declared due and payable, and the mortgaged property, or any part or parts thereof, in one or more sales as determined by Mortgagee, shall be sold to satisfy and pay the same with costs, expenses and allowances. In addition, Mortgagee shall also be entitled to take such action and avail itself of such remedies as may be available under the Uniform Commercial Code in effect in the State of Florida. In any action brought to enforce this Mortgage, the prevailing party shall be entitled to its reasonable attorney fees at trial and/or appeal.

**BK: 8325 PG: 173 Last Page**

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 1<sup>st</sup> day of July, 2020.

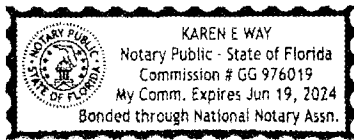
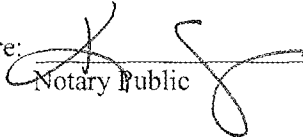
Witness:   
Witness:   
Charles M Pippin (Seal)  
  
Charles M Pippin

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ **physical presence** or ☐ online notarization, this 1<sup>st</sup> day of July, 2020, by: Charles M Pippin, who produced valid driver's licenses as identification.

(SEAL)

Signature: 

Notary Public

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04799 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BLUE ANGEL MHP LLC 648 ANCHORS ST NW UNIT 3B FT WALTON BCH, FL 32548	BLUE ANGEL MHP LLC 648 ANCHORS ST NW UNIT 3B FT WALTON BCH, FL 32548
DOUGLAS P ARD 3720 N BLUE ANGEL PKWY PENSACOLA, FL 32526	ELAINE S ARD 3720 N BLUE ANGEL PKWY PENSACOLA, FL 32526
BLUE ANGEL MHP LLC 5265 N BLUE ANGEL PKWY PENSACOLA, FL 32526	

WITNESS my official seal this 13th day of February 2025.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04799**, 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 AT NE COR OF LOVE GRANT SLY ALG E LI 1497 94/100 FT NWLY PARL TO N LI OF GRANT 1002 FT FOR POB CONT NWLY 1062 58/100 FT SLY PARL TO E LI OF GRANT 234 44/100 FT ELY 583 29/100 FT NLY 100 FT ELY 479 30/100 FT NLY 134 44/100 FT TO POB OR 8325 P 163 LESS OR 1608 P 994 ST RD 297

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101335000 (0425-65)

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

**BLUE ANGEL MHP LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd** day of April 2025.

Dated this 18th day of February 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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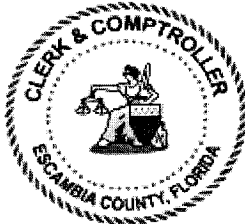
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Post Property:

**5301 BLUE ANGEL PKWY 32526**



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

By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.



## WARNING

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**SECTION 36, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101335000 (0425-65)**

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

**BLUE ANGEL MHP LLC**

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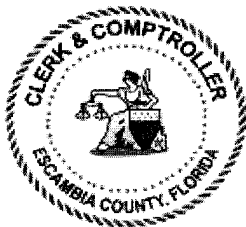
Dated this 18th day of February 2025.

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### Personal Services:

**BLUE ANGEL MHP LLC**  
648 ANCHORS ST NW UNIT 3B  
FT WALTON BCH, FL 32548

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



By:  
Emily Hogg  
Deputy Clerk

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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: 101335000 Certificate Number: 004799 of 2022**

**Payor: SOUTHERN INVESTMENT HOLDINGS LLC 1906 HI TECH LN FT WALTON BEACH FL  
32547 Date 2/27/2025**

Clerk's Check # 1  
Tax Collector Check # 1

Clerk's Total \$538.08  
Tax Collector's Total \$22,648.11  
Postage \$41.00  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received \$23,244.19

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

*Reduced*  
*\$22,648.11*  
*[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>

BLUE ANGEL MHP LLC [0425-65]  
648 ANCHORS ST NW UNIT 3B  
FT WALTON BCH, FL 32548

9171 9690 0935 0127 2445 13

BLUE ANGEL MHP LLC [0425-65]  
648 ANCHORS ST NW UNIT 3B  
FT WALTON BCH, FL 32548

9171 9690 0935 0127 2445 06

DOUGLAS P ARD [0425-65]  
3720 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

9171 9690 0935 0127 2444 90

ELAINE S ARD [0425-65]  
3720 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

9171 9690 0935 0127 2444 83

BLUE ANGEL MHP LLC [0425-65]  
5265 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

9171 9690 0935 0127 2444 76

*Reclaimed*

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

2025 MAR 19  
ESCAMEL

ELAINE S ARD [0425-65]  
3720 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

**CERTIFIED MAIL™**



9171 9690 0935 0127 2444 83

PENSACOLA FL 325

24 FEB 2025 PM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

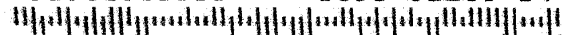
02/24/2025 ZIP 32502  
043M31219251

US POSTAGE

NIXIE 326 FE 1 0003/12/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2638-01169-24-35

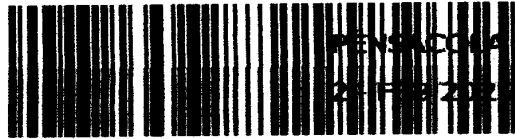


32502583335

**CERTIFIED MAIL™**

**Pam Childers**

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



9171 9690 0935 0127 2444 76



quadtent

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

02/24/2025 ZIP 32502  
043M31219251

US POSTAGE

BLUE ANGEL MHP LLC [0425-65]  
5265 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

9327000103151383

REF

32526-825555

NIXIE

326 DE 1

0003/18/25

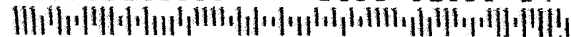
RETURN TO SENDER

REFUSED

UNABLE TO FORWARD

BC: 32502583335

\*2638-01055-24-35



**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

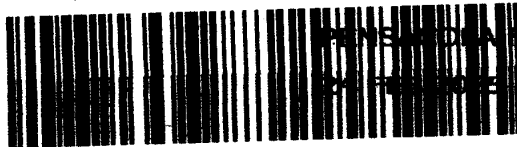
221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT  
2025 MAR 23 10 11 AM  
PENSACOLA, FL 32502

DOUGLAS P ARD [0425-65]  
3720 N BLUE ANGEL PKWY  
PENSACOLA, FL 32526

**CERTIFIED MAIL™**



9171 9690 0935 0127 2444 90

PENSACOLA FL 325

PM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

02/24/2025 ZIP 32502  
043M31219251

**US POSTAGE**

NIXIE

326 FE 1

0003/24/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

RWTF

32536-12635888

BC: 32502583335

\*1991-04068-17-07



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

*Redeemed*

**NON-ENFORCEABLE RETURN OF SERVICE**

*0425-65*

**Document Number:** ECSO25CIV006270NON

**Agency Number:** 25-003857

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 04799 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: BLUE ANGEL MHP LLC

**Defendant:**

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

Received this Writ on 2/21/2025 at 9:15 AM and served same at 9:55 AM on 2/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: *Alex Duda 928.*  
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## WARNING

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## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 04799**, 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:

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SECTION 36, TOWNSHIP 2 S, RANGE 31 W

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**BLUE ANGEL MHP LLC**

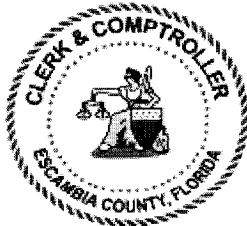
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Dated this 18th day of February 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793

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5301 BLUE ANGEL PKWY 32526



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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RECEIVED  
FEB 19 2025  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA





OKALOOSA CO SHERIFF'S OFFICE  
OKALOOSA COUNTY, FLORIDA



**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** OCSO25CIV001025NON

**Agency Number:** 16

**Court:** COUNTY

**County:** ESCAMBIA

**Case Number:** 101335000

**Attorney/Agent:**

ESCAMBIA CO CLERK OF COURT  
CIVIL  
P.O. BOX 333  
PENSACOLA, FL 32591-0333

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

**Defendant:** BLUE ANGEL MHP LLC

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

CORPORATE - OFFICER

TO: BLUE ANGEL MHP LLC

Received this Writ on 2/27/2025 at 5:15 PM and served same on BLUE ANGEL MHP LLC, the within named, in OKALOOSA COUNTY, FL, at at 8:45 AM on 3/3/2025 by delivering a true copy of the Writ with the date and hour of service endorsed thereon by me, as furnished by the plaintiff, to CHARLES PIPPIN ,OWNER, in the absence of any higher ranking officer as defined in Florida Statute 48.081(1).

ERIC ADEN, SHERIFF  
OKALOOSA COUNTY, FL

By: 

J. HALL, D.S

Service Fee: \$40.00  
Receipt No: 52236-25-D

2025 MAR 22 A 12:04  
OKALOOSA COUNTY, FL

Printed By: BROWNKE

RECEIVED 0650  
FEB 27 25 PM 5:29

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FT WALTON BCH, FL 32548

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



By:  
Emily Hogg  
Deputy Clerk

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# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7754  
Order Date: 2/20/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 2/26/2025  
Last Issue: 3/19/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025

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

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

## 2022 TD 04799 KEYS FUNDING LLC - Blue Angel MHP LLC

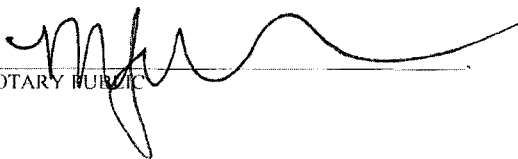
was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC

