



# 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

0325.73

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	QUALLS GREGORY E 7311 N CENTURY BLVD CENTURY, FL 32535 7311 N CENTURY BLVD 11-1610-550 BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WL (Full legal attached.)	Certificate #	2022 / 5518
		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)
# 2022/5518	06/01/2022	508.46	25.42	533.88
→Part 2: Total*				533.88

## 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)
# 2023/5676	06/01/2023	523.70	6.25	38.40	568.35
Part 3: Total*					568.35

## 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)	1,102.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	475.75
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)	1,952.98

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:

Signature of Tax Collector or Designee

Escambia, Florida

Date May 3rd, 2024

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

+6.25

H

<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)	
<b>Total Paid (Lines 8-13)</b>	
14.	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	24,965.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### Tax Collector (complete Parts 1-4)

##### Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

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

Total. Add the amounts in Columns 3, 4 and 5

##### Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

#### Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WLY R/W LI OF STATE RD 95 S 35 DEG 58 MIN W 207 50/100 FT FOR POB CONT SAME COURSE 72 FT N 54 DEG 2 MIN W 155 FT N 35 DEG 58 MIN E 72 FT S 54 DEG 2 MIN E 155 FT TO POB OR 4643 P 726 LESS OR 1700 P 25 RD R/W

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400301

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
11-1610-550	2022/5518	06-01-2022	BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WLY R/W LI OF STATE RD 95 S 35 DEG 58 MIN W 207 50/100 FT FOR POB CONT SAME COURSE 72 FT N 54 DEG 2 MIN W 155 FT N 35 DEG 58 MIN E 72 FT S 54 DEG 2 MIN E 155 FT TO POB OR 4643 P 726 LESS OR 1700 P 25 RD R/W

I agree to:

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

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

Electronic signature on file  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-17-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

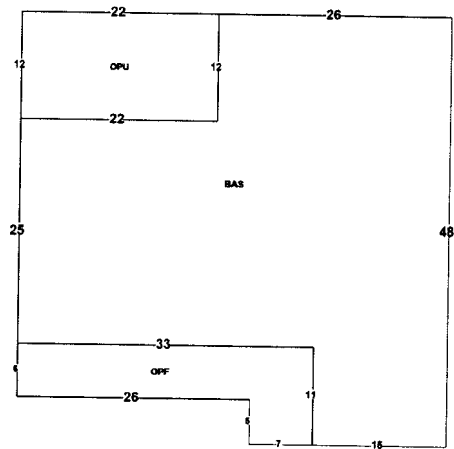
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 075N301105011001 <b>Account:</b> 111610550 <b>Owners:</b> QUALLS GREGORY E <b>Mail:</b> 7311 N CENTURY BLVD CENTURY, FL 32535 <b>Situs:</b> 7311 N CENTURY BLVD 32535 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> CENTURY CITY LIMITS <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>\$2,272</td> <td>\$85,374</td> <td>\$87,646</td> <td>\$49,931</td> </tr> <tr> <td>2022</td> <td>\$2,272</td> <td>\$76,180</td> <td>\$78,452</td> <td>\$48,477</td> </tr> <tr> <td>2021</td> <td>\$2,272</td> <td>\$61,980</td> <td>\$64,252</td> <td>\$47,066</td> </tr> </tbody> </table> <div style="text-align: center;"> <a href="#">Disclaimer</a>  <a href="#">Tax Estimator</a>  <a href="#">File for Exemption(s) Online</a>  <a href="#">Report Storm Damage</a> </div>					Year	Land	Imprv	Total	Cap Val	2023	\$2,272	\$85,374	\$87,646	\$49,931	2022	\$2,272	\$76,180	\$78,452	\$48,477	2021	\$2,272	\$61,980	\$64,252	\$47,066										
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<b>Parcel Information</b> <div style="float: right;"><a href="#">Launch Interactive Map</a></div> <div style="clear: both;"></div> <div style="display: flex;"> <div style="flex: 1;"> <b>Section Map Id:</b> 07-5N-30-1    <b>Approx. Acreage:</b> 0.2561    <b>Zoned:</b>     <b>Evacuation &amp; Flood Information</b>  <a href="#">Open Report</a> </div> <div style="flex: 2;"> </div> </div> <div style="text-align: center; margin-top: 10px;"> <a href="#">View Florida Department of Environmental Protection(DEP) Data</a> </div>																																								
<b>Buildings</b> Address: 7311 N CENTURY BLVD, Year Built: 1973, Effective Year: 1973, PA Building ID#: 5676																																								

**OPEN PORCH UNF - 264**



## Images



8/10/2022 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:05/08/2024 (rc.2792)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 05518**, 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 SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WLY R/W LI OF STATE RD 95 S 35 DEG 58 MIN W 207 50/100 FT FOR POB CONT SAME COURSE 72 FT N 54 DEG 2 MIN W 155 FT N 35 DEG 58 MIN E 72 FT S 54 DEG 2 MIN E 155 FT TO POB OR 4643 P 726 LESS OR 1700 P 25 RD R/W**

**SECTION 07, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 111610550 (0325-73)**

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

**GREGORY E QUALLS**

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 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



**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 #: 11-1610-550 CERTIFICATE #: 2022-5518

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

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

Period Searched: November 20, 2004 to and including November 20, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 22, 2024

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

November 22, 2024

Tax Account #: **11-1610-550**

1. The Grantee(s) of the last deed(s) of record is/are: **GREGORY E QUALLS**  
  
**By Virtue of Warranty Deed recorded 12/28/2000 in OR 4643/726**
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 Barney W. Cash and Irene Cash recorded 4/4/2001 – OR 4684/1474 Note: We find death certificate on Barney Willard Cash in OR 8417/32 along with continuous marriage affidavit in OR 8417/34**
  - b. **Mortgage in favor of Citifinancial Equity Services, Inc. recorded 4/18/2005 – OR 5620/622 assigned OR 7495/868, OR 7495/869 and OR 9016/1381 Note: Assignments do not flow so we have included last two assignees for notice.**
4. Taxes:  
  
**Taxes for the year(s) 2021-2023 are delinquent.**  
**Tax Account #: 11-1610-550**  
**Assessed Value: \$51,428.00**  
**Exemptions: HOMESTEAD EXEMPTION**
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:** MAR 5, 2025

**TAX ACCOUNT #:** 11-1610-550

**CERTIFICATE #:** 2022-5518

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>2023</u> tax year.

**GREGORY E QUALLS**  
**7311 N CENTURY BLVD**  
**CENTURY, FL 32535**

**IRENE O CASH**  
**5040 DAWSON RD**  
**CENTURY , FL 32535**

**WF VICTORIA GRANTOR**  
**TRUST 2016-1**  
**1140 AVENUE OF THE AMERICAS**  
**NEW YORK, NY 10036**

**US BANK TRUST NATIONAL ASSOCIATION**  
**AS OWNER TRUSTEE FOR CLC2018-1 TURST C/O**  
**SELECT PORTFOLIO SERVICING INC**  
**3217 S DECKER LAKE DR**  
**SALT LAKE CITY, UT 84119**

**Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 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**

**November 22, 2024**

**Tax Account #:11-1610-550**

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

**BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WLY R/W LI OF STATE RD 95 S 35 DEG 58 MIN W 207 50/100 FT FOR POB CONT SAME COURSE 72 FT N 54 DEG 2 MIN W 155 FT N 35 DEG 58 MIN E 72 FT S 54 DEG 2 MIN E 155 FT TO POB OR 4643 P 726 LESS OR 1700 P 25 RD R/W**

**SECTION 07, TOWNSHIP 5 N, RANGE 30 W**

**TAX ACCOUNT NUMBER 11-1610-550(0325-73)**

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

Return to: (enclose self-addressed stamped envelope)

Name:

Gregory E. Qualls  
Address: P.O. Box 470  
5040 Dawson Rd., Century, Fl. 32535

WARRANTY DEED  
INDIVID. TO INDIVID.

600  
70  
6.70

OR BK 4643 PG 0726  
Escambia County, Florida  
INSTRUMENT 2000-800473

DEED DOC STAMPS PD & ESC CO \$ 0.70  
12/28/00 ERNIE LEE MAGAHA, CLERK

RCD Dec 28, 2000 11:47 am  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2000-800473

This instrument Prepared by: Faye M. Bates  
4463 Hwy 399  
Jay, Fl. 32565

Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) S.S. # (s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**Warranty Deed** Made the 18th day of December, 2000 by  
Barney W. Cash and Irene Cash, husband and wife  
hereinafter called the grantor, to

Gregory E. Qualls  
whose post office address is P.O. Box 470  
5040 Dawson Rd., Century, Fl. 32535  
hereinafter called the grantee:

(Wherever used herein the terms "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 \$ 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, State of Florida, viz:

Commencing at the Southeast Corner of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7,  
Township 5 North, Range 30 West, Escambia County, Florida, thence N 3°43'W  
a distance of 270.78 feet, thence North 45°38'W a distance of 563.0 feet  
to the Westerly right-of-way line of State Road 95, thence S 35°58'W a  
distance of 207.50 feet to point of beginning; thence continue S 35°58' W  
a distance of 72 feet, thence N 54°02'W, a distance of 155 feet, thence  
N 35°58' E a distance of 72 feet, thence S 54°02'E a distance of 155 feet  
to point of beginning.

**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, and hereby 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, 19

**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:

Hollie L. Singley  
Signature

Hollie L. Singley

Printed Signature

Debra Sturm  
Signature

Debra Sturm

Printed Signature

Hollie L. Singley  
Signature

Hollie L. Singley

Printed Signature

Debra Sturm  
Signature

Debra Sturm

Printed Signature

STATE OF Florida

COUNTY OF Santa Rosa

Barney W. Cash and Irene Cash, HUSBAND AND WIFE

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that THEY  
executed the same, that I relied upon the following form of identification of the above-named person:

Persons known to me and that an oath (was)(was not) taken.

NOTARY PUBLIC STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this  
18th day of December, 2000, A.D. 19

Faye M. Bates  
Signature

Faye M. Bates  
Printed Notary Signature

Barney W. Cash  
Signature

Barney W. Cash

Printed Signature

5040 Dawson Rd., Century, Fl. 32535

Post Office Address

Irene Cash  
Signature

Irene Cash

Printed Signature

5040 Dawson Rd, Century, Fl. 32535

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized  
to administer oaths and take acknowledgments, personally appeared

T.S. #50  
This instrument prepared and legal description approved  
Date 12-10-80 By: J. H. Cumble  
City Chipley Florida  
State of Florida Department of Transportation  
(IND. WD)

PARCEL NO. 144  
SECTION 48060-2511  
STATE ROAD 95 (U.S. 29)  
COUNTY Escambia  
FAP NO. R-009-1(22)

1700 PAGE 25

FORM 728-02  
8-73

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

DEED  
THIS INDENTURE made this 3rd day of November A. D. 19 82  
between ALAN JOSEPH JOHNSON AND NANCY DELOIS JOHNSON

as part ies of the first part and the STATE OF FLORIDA, for the use and benefit of the State of Florida Department of Transportation, as party of the second part.

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the party of the second part, its successors and assigns, the following described land, situate, lying and being in the County of Escambia State of Florida, to-wit:

PARCEL NO. 144

SECTION 48060-2511

That part of:

Commencing at the SE cor. of the NE 1/4 of NE 1/4 of Sec. 7, T-5-N, R-30-W; thence N-3°43'-W 270.78 feet; thence N-45°38'-W 563.0 feet to the Westerly R/W line of S.R. 95; thence S-35°58'-W 207.50 feet to P.O.B.; thence continue S-35°58'-W 72.0 feet; thence N-54°02'-W 155 feet; thence N-35°58'-E 72.0 feet; thence S-54°02'-E 155 feet to the P.O.B.; LESS AND EXCEPT area within existing road right of way;

lying Westerly of and within 40 feet of the survey line of State Road 95, Section 48060, said survey line being described as follows: Commence on the South line of Section 7, Township 5 North, Range 30 West at a point 1702.17 feet South 86°37'04" East of the Southwest corner of said Section 7; thence North 37°13'49" East 3714.06 feet to a point; thence North 36°41'57" East 1201.72 feet to the POINT OF BEGINNING of survey line to be described herein; thence North 36°49'45" East 1396.59 feet to the East line of said Section 7, at a point 80.58 feet South 3°05'52" West of the Northeast corner of said Section 7 and the end of survey line herein described;

DOCUMENTARY STAMPS

STATE FL  
SURTAX 1A

Nov 10 10 21 AM '82  
THE PUBLIC RECORDS  
OF ESCAMBIA CO., FLORIDA

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto in anywise incident or appertaining forever; and the said part ies of the first part do hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

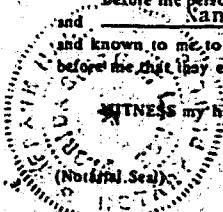
TO WITNESS WHEREOF, said part ies of the first part have hereunto set their hand S and seal S the date first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
(SIGNATURE OF TWO WITNESSES REQUIRED BY FLORIDA LAW)

Alan Joseph Johnson (SEAL)  
Nancy Delois Johnson (SEAL)

STATE OF Florida  
COUNTY OF Escambia

Before me personally appeared Alan Joseph Johnson  
and Nancy Delois Johnson to me well known  
and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein expressed.



WITNESS my hand and official seal this 3rd day of November A. D. 19 82

James H. Harris  
Notary Public in and for the County  
and State aforesaid. Notary Public, State of Florida at large  
My Commission expires: My Commission Expires Jan. 7, 1984

5-124-02 Cross Reference Control No. 057357

Prepared By:

Faye M. Bates  
4463 Hwy. 399  
Fay, Fla 32570

OR BK 4684 PG1474  
Escambia County, Florida  
INSTRUMENT 2001-828802

Mortgage Deed

State of Florida,  
Santa Rosa County

Received \$..... in payment of taxes  
due to Class C Intangible Personal Property,  
pursuant to Chapter 20724, Laws of Florida,  
Acts of 1941.

Tax Collector, Santa Rosa County

KNOW ALL MEN BY THESE PRESENTS, That I, Gregory E. Qualls

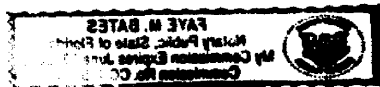
for and in consideration of the sum of Six Thousand Dollars and no Cents (\$6,000.00

DOLLARS, to me in hand paid by

Barney W. Cash and Irene Cash, his wife

the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell,  
and convey unto the said Barney W. Cash And Irene Cash, his wife their heirs, and assigns,  
forever, the following described real estate, lying and being in the said County of  
Escambia, State of Florida, to-wit:

Commencing at the Southeast corner on the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section  
7, Township 5 North, Range 30 West, Escambia County, Florida, thence  
N 03°43' a distance of 270.78 feet, thence North 45°38'W a distance  
of 563.00 feet to the Westerly right-of-way line of State Road 95,  
thence S 35°58'W a distance of 207.50 feet to the point of beginning;  
thence continue S 35°58'W a distance of 72 feet; thence N 54°02'W a  
distance of 155 feet; thence N 35°58'E a distance of 72 feet, thence  
S54°02'E a distance of 155 feet to the point of beginning.



MTG DOC STAMPS PD @ ESC CO \$ 21.00  
04/04/01 ERNIE LEE MAGANA, CLERK  
By: [Signature]

INTANGIBLE TAX PD @ ESC CO \$ 12.00  
04/04/01 ERNIE LEE MAGANA, CLERK  
By: [Signature]

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, the whole free from all  
exemption and right of homestead.

And I the said mortgagor, for                      and my heirs, do I covenant  
with the said mortgagees, their heirs and assigns, that I am well seized of said  
property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that  
said mortgagor shall and will warrant, and by these presents forever defend, the said premises unto the said mort-  
gagee his heirs and assigns against the lawful claims of all and every person or persons whomsoever.

THE FOREGOING CONVEYANCE is intended to be, and is a mortgage to secure the payment of \$6,000.00  
promissory note of date December 18th, 2000.

for the sum of Six Thousand Dollars and no cents Dollars  
made by the said Gregory E. Qualls  
payable to the order of the said Barney W. Cash and Irene Cash, his wife the said  
mortgagee.

after date, with interest from 0 until paid, at the rate of 0 per cent  
per annum, the said interest payable N/A at

The mortgagor ..... covenant ..... that ..... he ..... will keep perfect and unimpaired the security hereby  
given; that ..... he ..... will keep the improvements upon said mortgaged property insured for a sum not less than  
Six Thousand Dollars

..... dollars, in an insurance company, or insurance companies, to be approved by the mort-  
gagee ..... loss, if any, payable to the mortgagee ..... as ..... interest may appear, until such note ..... be fully paid;  
that ..... he ..... will pay all taxes, assessments and charges which may or might become liens superior to that hereby created  
and that if such insurance be not procured or maintained, or such taxes, assessments and charges be not paid, the mortgagee  
..... may procure and maintain such insurance, and pay such taxes, assessments and charges and the lien hereby  
created shall extend to all such sums expended, with interest at the rate of ..... per cent per annum.

The mortgagor ..... agree ..... that the indebtedness covered by this mortgage shall become immediately due and payable,  
and this mortgage shall become immediately forecloseable for all sums secured hereby, if the said indebtedness or any part  
thereof, or the said interest, or any installment thereof, shall not be paid according to the terms of the said note .....  
or if the mortgagor ..... shall omit the doing of anything herein required to be done for the protection of the mortgagee .....  
and all cost and expenses, including attorneys fee and commissions, incurred in collecting this mortgage debt, shall be a part  
of the mortgage debt and a lien upon the mortgaged property, and if a foreclosure of this mortgage be had, or a suit to fore-  
close the same be rightfully begun, ..... he ..... will pay all cost and expenses of the said suit, including a reasonable attorney's  
fee, to the attorney of the complainant foreclosing, which cost and fees shall be included in the lien of this mortgage and in  
the sum decreed upon foreclosure.

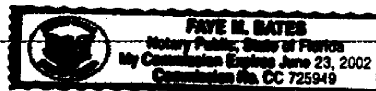
IN WITNESS WHEREOF, ..... I ..... have hereunto set my ..... hand ..... and seal ..... this  
18th ..... day of December, 2000 ..... A. D. 19 .....

Signed, sealed and delivered in the presence of

Hollie L. Singley  
Hollie L. Singley

Gregory E. Qualls (SEAL)  
Gregory E. Qualls

Faye M. Bates  
Faye M. Bates



State of Florida }  
SANTA ROSA COUNTY }

Before the subscriber personally appeared ..... Gregory E. Qualls  
..... and .....

..... known to me, and known to me to be the individual ..... described by the said name ..... in and who executed the fore-  
going instrument, and acknowledged that ..... he ..... executed the same for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th ..... day of December, 2000 ..... A. D. 19 .....

SEAL

Faye M. Bates  
Faye M. Bates Notary Public.

My Commission expires June 23, 2002

No. .... Filed ..... at ..... o'clock ..... M. Recorded in the public records of Santa Rosa County, Florida  
in the book and page noted above. ...., Clerk Circuit Court, By ..... D. C.

Greg Qualls  
PO Box 470  
Century, FL  
34535

Recording Fee	.....		
Intangible Tax	.....	Pd. ....	Not Pd. ....
State Stamp Tax	.....		
Total	.....	Will Call .....	Mail .....
Address .....			

RCD Apr 04, 2001 01:36 pm  
Escambia County, Florida

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 2001-828802



**Affidavit of No Florida Estate Tax Due**

DR-312  
R. 08/13

Rule 12C-3.008  
Florida Administrative Code

IN THE CIRCUIT COURT OF ESCAMBIA COUNTY,  
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF BARNEY W. CASH  
FILE NO.

DIVISION

(This space available for case style of estate probate proceeding)

(For official use only)

State of FLORIDA County of ESCAMBIA

I, the undersigned, IRENE O. CASH, do hereby state:

1. I am the personal representative as defined in section 198.01 or section 731.201, Florida Statutes, as the case may be, of the estate of BARNEY W. CASH.
2. The decedent referenced above died on October 6, 2020, and was domiciled (as defined in s. 198.015, F.S.) at the time of death in the state of FLORIDA.  
On date of death, the decedent was (check one): ☒ a U.S. citizen ☐ not a U.S. citizen
3. A federal estate tax return (federal Form 706 or 706-NA) is not required to be filed for the estate.
4. The estate does not owe Florida estate tax pursuant to Chapter 198, F.S.
5. I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.

Under penalties of perjury, I declare that I have read this Affidavit and the facts stated in it are true. This declaration is based on all information of which the personal representative has any knowledge [ss. 92.525(1)(b); 213.37; 837.06, F.S.].

Executed this November 30, 2020  
Print name IRENE O. CASH  
Mailing address 5040 Dawson Road  
State of FLORIDA

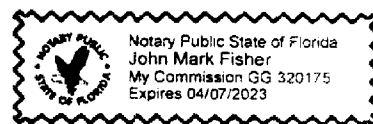
Signature Irene O. Cash  
Telephone number 850-256-3442  
City/State/ZIP Century, FL 32535  
County of ESCAMBIA

Sworn to (or affirmed) and subscribed before me by IRENE O. CASH  
On this November 30, 2020

Signature of Notary [Signature]

(Check one)

- ☒ Personally known  
☐ Or produced identification  
Type of identification produced



Print, type, or stamp name of Notary Public

**File this form with the appropriate clerk of the court. Do not mail to the Florida Department of Revenue.**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

AFFIDAVIT OF CONTINUOUS MARRIAGE

Before me, the undersigned authority, personally appeared **IRENE O. CASH**, the undersigned party who has executed this Affidavit, who made the following statements:

1. **Purpose of Affidavit.** I am making this Affidavit based upon my personal knowledge for the purpose of establishing the facts set forth below.

2. **Continuous Marriage.** **BARNEY W. CASH**, was married to **IRENE O. CASH** on December 22, 1956, and was continuously married during the time of conveyance of the land described in the Deed recorded in Official Records Book 6880, Page 613, of the public records of Escambia County and they did remain married to the other at all times thereafter until the death of **BARNEY W. CASH** at Escambia County on October 6, 2020. The subject property is more particularly described as:

**Parcel #: 375N311000002045**

3. **Attachment.** Attached to the Affidavit is a copy of the death certificate of **BARNEY W. CASH**.

*Irene O. Cash*  
**IRENE O. CASH, Trustee**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

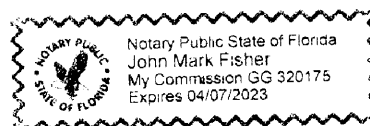
The foregoing instrument was acknowledged before me on November 30, 2020, by **IRENE O. CASH**, who was physically present and: (notary must check applicable line)

☒ is personally known to me.  
☐ produced a current \_\_\_\_\_ driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Affix Seal)

*[Signature]*  
Notary Public  
My Commission Expires:

This Instrument prepared by:  
Fisher & Fisher, Attorneys at Law  
181 Eglin Pkwy, NE, Ft. Walton Beach, FL 32548  
(850) 244-8989 or Toll Free 1-800-977-9733





After recording, please return to:

CITIFINANCIAL EQUITY  
SERVICES, INC.  
2620 CREIGHTON RD SUITE 701  
PENSACOLA, FL 32504

This instrument was prepared by:

CITIFINANCIAL EQUITY  
SERVICES, INC.  
2620 CREIGHTON RD SUITE 701  
PENSACOLA, FL 32504

## MORTGAGE

THIS MORTGAGE is made this 14th day of April, 2005, between the Mortgagor,  
GREGORY E. QUALLS, SHIRLEY B. QUALLS HUSBAND AND WIFE

(herein "Borrower"),

and the Mortgagee, CITIFINANCIAL EQUITY SERVICES, INC.,  
a corporation organized and existing under the laws of Oklahoma,  
whose address is 2620 CREIGHTON RD SUITE 701 PENSACOLA, FL 32504  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 52,703.37,  
which indebtedness is evidenced by Borrower's note dated 04/14/2005 and extensions and renewals  
thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of  
indebtedness, if not sooner paid, due and payable on 04/20/2025 ;

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with the interest thereon;  
the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of  
this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower  
does hereby mortgage, grant and convey to Lender the following described property located in the County of  
ESCAMBIA, State of Florida:

ALL THAT CERTAIN LAND SITUATED IN ESCAMBIA COUNTY, STATE OF FLORIDA,  
VIZ: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4  
OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FL,  
THENCE N 3 DEG 43 MIN W A DISTANCE OF 270.78 FEET, THENCE NORTH 45 DEG  
38 MIN W A DISTANCE OF 563.0 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF  
STATE ROAD 95, THENCE S 35 DEG 58 MIN W A DISTANCE OF 207.50 FEET TO  
POINT OF BEGINNING; THENCE CONTINUE S 35 DEG 58 MIN W A DISTANCE OF  
72 FEET, THENCE N 54 DEG 02 MIN W, A DISTANCE OF 155 FEET, THENCE N  
35 DEG 58 MIN E A DISTANCE OF 72 FEET; THENCE S 54 DEG 02 MIN E A  
DISTANCE OF 155 FEET TO POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM BARNEY W.  
CASH AND IRENE CASH, HUSBAND AND WIFE TO GREGORY E. QUALLS, DATED  
12/18/2000 RECORDED ON 12/28/2000 IN BOOK 4643, PAGE 0726 IN  
ESCAMBIA COUNTY RECORDS, STATE OF FLORIDA.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights,  
appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this  
Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a  
leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to  
mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of  
record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all  
claims and demands, subject to encumbrances of record.

GREGORY E. QUALLS  
SHIRLEY B. QUALLS

04/14/2005

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.

**2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of the Mortgage that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Mortgage.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by the Mortgage, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 17 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Mortgage.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, then to interest payable on the Note, and then to the principal of the Note.

**4. Prior Mortgages and Deeds of Trust; Charges; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Mortgage, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage", and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment

GREGORY E QUALLS  
SHIRLEY B QUALLS

04/14/2005

thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lenders' interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

**10. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrowers's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

**11. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

**12. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property address as indicated below Borrower's signature or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**13. Governing Law; Severability.** The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs", "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

**14. Borrower's Copy.** Borrower shall be furnished a conformed copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

**15. Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

**16. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Mortgage.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

**17. Acceleration; Remedies.** Except as provided in paragraph 16 hereof, upon Borrower's breach of covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by the Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceedings, and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the nonexistence of a default or any other defense of Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorneys' fees, court costs, and costs of documentary evidence, abstracts and title reports.

GREGORY E QUALLS  
SHIRLEY B QUALLS

04/14/2005

**18. Borrower's Right to Reinstate.** Notwithstanding Lender's acceleration of the sums secured by this Mortgage due to Borrower's breach, Borrower shall have the right to have any proceedings begun by Lender to enforce this Mortgage discontinued at any time prior to entry of a judgement enforcing this Mortgage if: (a) Borrower pays Lender all sums which would be then due under this Mortgage and the Note had no acceleration occurred; (b) Borrower cures all breaches of any other covenants or agreements of Borrower contained in this Mortgage; (c) Borrower pays all reasonable expenses incurred by Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lenders's remedies as provided in Paragraph 17 hereof, including, but not limited to, reasonable attorney's fees and court costs; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Mortgage, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Mortgage shall continue unimpaired. Upon such payment and cure by Borrower, this Mortgage and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

**19. Assignment of Rents: Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

**20. Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

**21. Attorneys' Fees.** As used in this Mortgage and in the Note, "attorneys' fees" shall include attorneys' fees, if any, which may be awarded by an appellate court.

**22. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 22, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 22, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

(Intentionally Left Blank)

GREGORY E QUALLS  
SHIRLEY B QUALLS

04/14/2005

**REQUEST FOR NOTICE OF DEFAULT  
AND FORECLOSURE UNDER SUPERIOR  
MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, with a copy to P. O. Box 17170, Baltimore, MD 21203, of any default under the superior encumbrance and of any sale or other foreclosure action.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

**NOTICE TO BORROWER**

Do not sign this Mortgage if it contains blank spaces. All spaces should be completed before you sign.  
Signed, sealed and delivered in the presence of:

*Angela Barnett*  
Typed Name: Angela Barnett

*Gregory E. Qualls* (Seal)  
-Borrower  
Typed Name: Gregory E Qualls  
Address: 7311 N Century Blvd  
Century, FL 32535

*Melody Thompson*  
Typed Name: Melody Thompson

*Shirley B Qualls* (Seal)  
-Borrower  
Typed Name: Shirley B Qualls  
Address: 7311 N Century Blvd  
Century, FL 32535

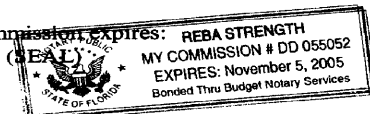
STATE OF FLORIDA

Escambia County ss:

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Gregory E Qualls, Shirley B Qualls husband and wife who is personally known to me or who has produced Florida Drivers Lic. as identification of their identity and who executed the foregoing instrument and acknowledged before me that they executed the same for the purpose therein expressed.

WITNESS my hand and official seal in the county and state aforesaid this 14th day of April, 2005.

My Commission Expires:



*Reba Strength*  
Notary Public  
Typed Name: Reba Strength

FL 27230-7 5/99

Original (Recorded)

Copy (Branch)

Copy (Customer)

Page 5 of 5

(Space Below This Line Reserved For Lender and Recorder)

When Recorded Return To:  
CitiFinancial Servicing, LLC  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

CFN # CFN09007800048E8  
Waterfall Loan ID# 105810894

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CFNA RECEIVABLES (MD), INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (OK), INC. F/K/A CITIFINANCIAL SERVICES, INC. D/B/A CITIFINANCIAL EQUITY SERVICES, INC., AN OKLAHOMA CORPORATION, WHOSE ADDRESS IS 300 ST. PAUL PLACE, LEGAL DEPARTMENT- 17TH FLOOR, BALTIMORE, MD 21202, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 300 ST. PAUL PLACE, LEGAL DEPARTMENT- 17TH FLOOR, BALTIMORE, MD 21202 (800)249-2181, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was made by GREGORY E. QUALLS AND SHIRLEY B. QUALLS and recorded in Official Records of the Clerk of the Circuit Court of ESCAMBIA County, Florida, in Book 5620, Page 622 and Instrument # 2005361491, upon the property situated in said State and County as more fully described in said Mortgage.

Dated on 3/14/2016 (MM/DD/YYYY)

CFNA RECEIVABLES (MD), INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (OK), INC. F/K/A CITIFINANCIAL SERVICES, INC. D/B/A CITIFINANCIAL EQUITY SERVICES, INC., AN OKLAHOMA CORPORATION

By: Susan Schotsch

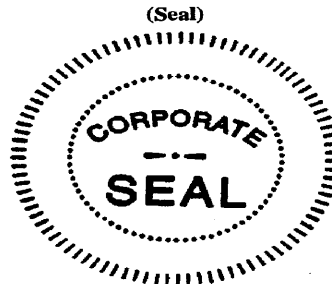
Susan Schotsch  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Witnesses:

M. Bowling  
Meranda Bowling

Danielle Burns  
Danielle Burns



STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 3/14/2016 (MM/DD/YYYY), by Susan Schotsch as VICE PRESIDENT of CFNA RECEIVABLES (MD), INC., A MARYLAND CORPORATION, SUCCESSOR BY MERGER TO CFNA RECEIVABLES (OK), INC. F/K/A CITIFINANCIAL SERVICES, INC. D/B/A CITIFINANCIAL EQUITY SERVICES, INC., AN OKLAHOMA CORPORATION, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Nicole Baldwin  
Nicole Baldwin  
Notary Public - State of FLORIDA  
Commission expires: 08/05/2016



Nicole Baldwin  
Notary Public State of Florida  
My Commission # EE 222285  
Expires August 5, 2016

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CF001 394205557 -- MAS9 DOCR T1016033214 [C-1] FRMFL1



\*D0015371736\*

When Recorded Return To:  
CitiFinancial Servicing, LLC  
C/O Nationwide Title Clearing, Inc.  
2100 Alt. 19 North  
Palm Harbor, FL 34683

CFN # CFN09007800048E8  
Waterfall Loan ID# 105810894

### ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHOSE ADDRESS IS 300 ST. PAUL PLACE, LEGAL DEPARTMENT- 17TH FLOOR, BALTIMORE, MD 21202, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Mortgage with all interest secured thereby, all liens, and any rights due or to become due thereon to WF VICTORIA GRANTOR TRUST 2016-1, WHOSE ADDRESS IS 1140 Avenue of the Americas, New York, NY 10036, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was made by GREGORY E. QUALLS AND SHIRLEY B. QUALLS and recorded in Official Records of the Clerk of the Circuit Court of ESCAMBIA County, Florida, in Book 5620, Page 622 and Instrument # 2005361491, upon the property situated in said State and County as more fully described in said Mortgage.

Dated on 3/14/2016 (MM/DD/YYYY)

CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY

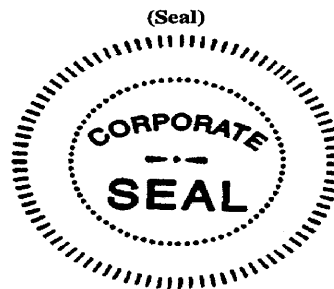
By: Susan Schotsch  
Susan Schotsch  
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

Witnesses:

M. Bowling  
Meranda Bowling

Danielle Burns  
Danielle Burns



STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 3/14/2016 (MM/DD/YYYY), by Susan Schotsch as VICE PRESIDENT of CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

Nicole Baldwin  
Nicole Baldwin  
Notary Public - State of FLORIDA  
Commission expires: 08/05/2016



Nicole Baldwin  
Notary Public State of Florida  
My Commission # EE 222285  
Expires August 5, 2016

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
CF001 394226804 -- MAS9 DOCR T1016033314 [C-1] FRMFL1



\*D0015371786\*

Recording Requested By:  
Residential RealEstate Review

When Recorded Return To:

Residential RealEstate Review  
Collateral Document Services  
3217 S. Decker Lake Drive  
Salt Lake City, UT 84119



**CORPORATE ASSIGNMENT OF MORTGAGE**

Escambia, Florida  
Residential RealEstate Review#: 0022478424, 40001

Date of Assignment: JUL 24 2023

Assignor: SLC 2018-1 TRUST BY SELECT PORTFOLIO SERVICING, INC. ITS ATTORNEY IN FACT at C/O  
SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT 84119  
Assignee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS  
OWNER TRUSTEE FOR SLC 2018-1 TRUST at C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER  
LAKE DRIVE, SALT LAKE CITY, UT 84119  
Executed By: GREGORY E. QUALLS, SHIRLEY B. QUALLS HUSBAND AND WIFE To: CITIFINANCIAL EQUITY  
SERVICES, INC.

Dated: 04-14-2005 Recorded: 04-18-2005 as Instrument No. 2005361491, Book/Reel/Liber 5620, Page/Folio 622 In  
the County of Escambia, State of Florida.

Property Address: 7311 N CENTURY BLVD, CENTURY, FL 32535

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of  
which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage  
having an original principal sum of \$52,703.37 with interest, secured thereby, and the full benefit of all the powers and  
of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said  
Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the  
terms contained in said Mortgage.

SLC 2018-1 TRUST BY SELECT PORTFOLIO SERVICING, INC. ITS ATTORNEY IN FACT  
On JUL 24 2023

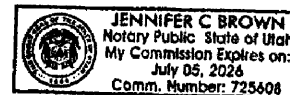
By: Sandi Widdowson  
Sandi Widdowson  
Document Control Officer  
STATE OF Utah  
COUNTY OF Salt Lake



On JUL 24 2023, before me, Jennifer C. Brown, a Notary Public in and for SALT LAKE  
in the State of UTAH, personally appeared Sandi Widdowson  
Document Control Officer, of SLC 2018-1 TRUST BY SELECT PORTFOLIO SERVICING, INC. ITS  
ATTORNEY IN FACT, personally known to me (or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Jennifer C. Brown  
Jennifer C. Brown



Prepared By: Sandi Widdowson, Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT, 84119



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

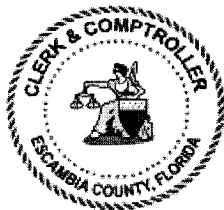
CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05518 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GREGORY E QUALLS 7311 N CENTURY BLVD CENTURY, FL 32535	IRENE O CASH 5040 DAWSON RD CENTURY , FL 32535
WF VICTORIA GRANTOR TRUST 2016-1 1140 AVENUE OF THE AMERICAS NEW YORK, NY 10036	
US BANK TRUST NA TRUSTEE FOR CLC2018-1 TURST SELECT PORTFOLIO SERVICING INC 32175 DECKER LAKE DR SALT LAKE CITY, UT 84119	

WITNESS my official seal this 16th day of January 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 March 5, 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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05518, 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 SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WLY R/W LI OF STATE RD 95 S 35 DEG 58 MIN W 207 50/100 FT FOR POB CONT SAME COURSE 72 FT N 54 DEG 2 MIN W 155 FT N 35 DEG 58 MIN E 72 FT S 54 DEG 2 MIN E 155 FT TO POB OR 4643 P 726 LESS OR 1700 P 25 RD R/W

SECTION 07, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111610550 (0325-73)

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

GREGORY E QUALLS

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 March, which is the 5th day of March 2025.

Dated this 17th day of January 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 March 5, 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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SECTION 07, TOWNSHIP 5 N, RANGE 30 W

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Dated this 16th day of January 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:

7311 N CENTURY BLVD 32535



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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SECTION 07, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111610550 (0325-73)

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GREGORY E QUALLS

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Dated this 16th day of January 2025.

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### Personal Services:

GREGORY E QUALLS  
7311 N CENTURY BLVD  
CENTURY, FL 32535

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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GREGORY E QUALLS [0325-73]  
7311 N CENTURY BLVD  
CENTURY, FL 32535

9171 9690 0935 0128 0590 31

IRENE O CASH [0325-73]  
5040 DAWSON RD  
CENTURY, FL 32535

9171 9690 0935 0128 0590 48

WF VICTORIA GRANTOR TRUST  
2016-1 [0325-73]  
1140 AVENUE OF THE AMERICAS  
NEW YORK, NY 10036

9171 9690 0935 0128 0590 55

US BANK TRUST NA TRUSTEE FOR  
CLC2018-1 TURST [0325-73]  
SELECT PORTFOLIO SERVICING INC  
32175 DECKER LAKE DR  
SALT LAKE CITY, UT 84119

9171 9690 0935 0128 0590 62

✓  
contact  
w/ owner



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0325.13

**Document Number:** ECSO25CIV002389NON

**Agency Number:** 25-003079

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05518 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: GREGORY E QUALLS

**Defendant:**

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

Received this Writ on 1/28/2025 at 9:04 AM and served same at 8:36 AM on 1/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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 March 5, 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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SECTION 07, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111610550 (0325-73)

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GREGORY E QUALLS

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 March, which is the **5th** day of March 2025.

Dated this 16th day of January 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:

7311 N CENTURY BLVD 32535



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0325.73

**Document Number:** ECSO25CIV002494NON

**Agency Number:** 25-003018

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05518 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: GREGORY E QUALLS

**Defendant:**

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

Individual

Received this Writ on 1/28/2025 at 9:00 AM and served same on GREGORY E QUALLS , at 10:42 AM on 2/6/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: 

C. POPE, DS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: MLDENISCO

## 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 March 5, 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 ATCF II FLORIDA-A LLC holder of Tax Certificate No. 05518, 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 SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 38 MIN W 563 FT TO WLY R/W LI OF STATE RD 95 S 35 DEG 58 MIN W 207 50/100 FT FOR POB CONT SAME COURSE 72 FT N 54 DEG 2 MIN W 155 FT N 35 DEG 58 MIN E 72 FT S 54 DEG 2 MIN E 155 FT TO POB OR 4643 P 726 LESS OR 1700 P 25 RD R/W

SECTION 07, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111610550 (0325-73)

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

**GREGORY E QUALLS**

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 March, which is the 5th day of March 2025.

Dated this 16th day of January 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.

### Personal Services:

**GREGORY E QUALLS**  
7311 N CENTURY BLVD  
CENTURY, FL 32535



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

By:  
Emily Hogg  
Deputy Clerk

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

ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

2025 JUN 28 AM 9:00

RECEIVED



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

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

NOTICE

in the matter of

TAX DEED SALE

DATE – 03-05-2025 – TAX CERTIFICATE #05518

in the

CIRCUIT

Court

was published in said newspaper in the issues of

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.02.20 10:08:12 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 20TH day of FEBRUARY  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle  
Date: 2025.02.20 10:14:01 -06'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

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TAX ACCOUNT NUMBER 111610550  
(0325-73)

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

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 March, which is the 5th day of March 2025.

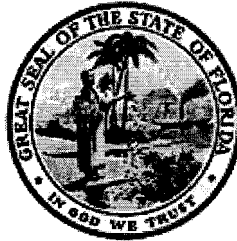
Dated this 27th day of January 2025.

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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025

**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: 111610550 Certificate Number: 005518 of 2022**

**Payor: GREGORY E QUALLS 7311 N CENTURY BLVD CENTURY, FL 32535      Date 2/27/2025**

Clerk's Check #            1  
Tax Collector Check #    1

Clerk's Total	\$531.24
Tax Collector's Total	\$2,281.47
Postage	\$32.80
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,862.51

**PAM CHILDERS  
Clerk of the Circuit Court**

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

*Redeemed*  
*2786.38*  
*[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>**



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2024

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
11-1610-550	02		075N301105011001

QUALLS GREGORY E  
7311 N CENTURY BLVD  
CENTURY, FL 32535

PROPERTY ADDRESS:  
7311 N CENTURY BLVD

EXEMPTIONS:  
HOMESTEAD EXEMPTION

### PRIOR YEAR(S) TAXES OUTSTANDING

22/5518

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	51,428	26,428	25,000	165.41	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	51,428	25,000	26,428	46.30	
BY STATE LAW	3.0950	51,428	25,000	26,428	81.79	
WATER MANAGEMENT	0.0218	51,428	26,428	25,000	0.55	
CENTURY	0.9204	51,428	26,428	25,000	23.01	
M.S.T.U. LIBRARY	0.3590	51,428	26,428	25,000	8.98	
ESCAMBIA CHILDRENS TRUST	0.4043	51,428	26,428	25,000	10.11	

TOTAL MILLAGE 13.1690

AD VALOREM TAXES \$336.15

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SE COR OF NE1/4 OF NE1/4 OF SEC N 3 DEG 43 MIN W 270 78/100 FT N 45 DEG 3 See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
	NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$461.48

If Paid By Please Pay	Feb 28, 2025 \$456.87	Mar 31, 2025 \$461.48			
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RETAIN FOR YOUR RECORDS

### 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

### PRIOR YEAR(S) TAXES OUTSTANDING

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

#### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Feb 28, 2025 456.87
AMOUNT IF PAID BY	Mar 31, 2025 461.48
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

#### ACCOUNT NUMBER

11-1610-550

#### PROPERTY ADDRESS

7311 N CENTURY BLVD

QUALLS GREGORY E  
7311 N CENTURY BLVD  
CENTURY, FL 32535