

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

1025 - 58

Deat 4: Tow Dead	A	lication Inform	notion					000 00
Part 1: Tax Deed				:		<u> </u>		
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540					Application date		Apr 21, 2025
Property description	WINKS LLC 1240 NE 153 ST NORTH MIAMI BEACH, FL 33162					Certificate #		2023 / 2123
	4427 CHANTILLY WAY 05-3124-000 LT 6 BLK 7 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 8690 P 321 SEC 10/12 T 2S R 30					Date	certificate issued	06/01/2023
Part 2: Certificat	es O	wned by App	icant and	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	ar.	Column Date of Certific		, -	olumn 3		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/2123		06/01/20			1,295.92		64.80	1,360.72
		L					→Part 2: Total*	1,360.72
Part 3: Other Ce	rtifica	ates Redeeme	ed by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Column 3 Column 4		Column 4 Tax Collector's	1		Total (Column 3 + Column 4 + Column 5)		
# /								
							Part 3: Total*	0.00
Part 4: Tax Colle	ector	Certified Am	ounts (Li	ines 1-7)				
1. Cost of all cert	ificate	es in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above)	1,360.72
2. Delinquent tax	es pa	id by the applica	ant					0.00
3. Current taxes	paid b	y the applicant						0.00
4. Property inform								200.00
5. Tax deed appl								175.00
			der s.197.5	542, F.S. (s	see Tax Collecto	r Instr	uctions, page 2)	0.00
7. Total Paid (Lines 1-6)						1,735.72		
						y infor	mation report fee, ar	nd tax collector's fees
1.	2						Escambia, Florid	a
Sign here:	ature,	Collector or Desi	gnee			0	oate April 24th, 2	2025
		11 -	_	Court by 10 c	days after the date s	aned. S	See Instructions on Pag	ge 2

Par	Part 5: Clerk of Court Certified Amounts (Lines 8-14)					
8.						
9.						
	Clerk of Court advertising, notice for newspaper, and electronic auction fees					
	Recording fee for certificate of notice					
	Sheriff's fees					
13.	Interest (see Clerk of Court Instructions, page 2) Total Paid (Lines 8-13)					
14.	Potent and (Entos o 10)					
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)					
\vdash						
Sign	here: Date of sale 10/01/2025 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.

512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500441

To: Tax Collector of <u>ESCAMI</u>	BIA COUNTY, F	, Florida				
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540,						
hold the listed tax certificate and h	ereby surrender the sa	me to the Tax (Collector and r	make tax deed application thereon		
Account Number	Certificate No.	Date	n new West of the Colonial Section (1997). The Colonial Section (1997) is the Colonial Section (1997) in the Colonial Section (1997).	Legal Description		
05-3124-000	2023/2123	06-01-2023	1	MONTCLAIR UNIT NO 1 PB 4 P P 321 SEC 10/12 T 2S R 30		
Sheriff's costs, if applica	tax certificates plus inter emitted taxes, plus inter es, property information ble.	est covering the	e property. Clerk of the Cou	nd urt costs, charges and fees, and licates of the same legal description		
which are in my possession.				,		
Electronic signature on file KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-19	540			<u>04-21-2025</u>		
Applicant's s	ignature		,	Application Date		
- ·	-					



Gary "Bubba" Peters

Escambia County Property Appraiser

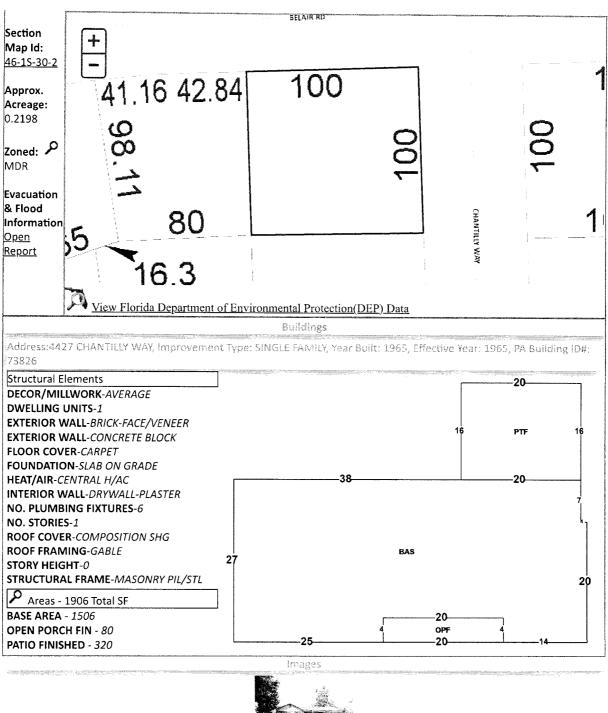
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Nav. Mode	● Acc	ount OP	arcel II	D **					Printer Frie	endly Version
General Informa	tion		E-room en talon communicati			Assessi	nents			
Parcel ID:	102530	10000060	007		MODEL STATE OF THE	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	053124	000				2024	\$20,000	\$119,885	\$139,885	\$104,94
Owners:	WINKS	LLC				2023	\$20,000	\$114,001	\$134,001	\$95,40
		E 153 ST MIAMI B	EACH,	FL 33162		2022	\$10,000	\$66,422	\$76,422	\$76,42
Situs:	s: 4427 CHANTILLY WAY 32505				Disclaimer					
Use Code:	SINGLE	FAMILY R	ESID 🗸	ρ						
Taxing COUNTY MSTU Authority:				>#A-4004-00-1	****	Tax Estima	······································	ggggangur y pergengg ng penanggaganan pangganan pangganan an		
Tax Inquiry:	Open T	ax Inquiry	Wind	<u>ow</u>			C	hange of Ac	ldress	
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector				File for Exemption(s) Online						
					No.		<u>Re</u> j	port Storm [<u>Damage</u>	
Sales Data Type	: List: /	ρ				2024 C	ertified Roll E	xemptions	. · · · · · · · · · · · · · · · · · · ·	
Sale Date Boo			Type N	Лulti Parcel	Records	None				
12/20/2021 869	0 321	\$98,000	WD	N	₽,					
09/30/2021 863	7 224	\$75,600	WD	N	Cò					
04/24/2020 828	5 728	\$100	CJ	N	Ē.	Legal D	escription		- WORKS	
04/24/2020 828		\$100		N	•			AIR UNIT NO 1	PB 4 P 63 OR	8690 P 321
		•				SEC 10,	/12 T 2S R 30			
10/1994 367	1 422	\$54,000	WD	N	<u> </u>					
01/1968 41	468	\$14,000	WD	N	C _o					
01/1967 35	141	\$15,500	WD	N	Ľ,					
		\$15,100		N	Cò	Extra F	eatures		·	Anthoras in the same of the sa
Official Records Escambia Count Comptroller										
Parcel Informati	ro en		e erini yezy jezy. Zpos		**************************************	J			Launch Int	eractive Ma



3/4/2025 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.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025034524 5/13/2025 2:12 PM OFF REC BK: 9316 PG: 947 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02123**, issued the **1st** day of **June**, **A.D.**, **2023** 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:

LT 6 BLK 7 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 8690 P 321 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053124000 (1025-58)

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

WINKS 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 October, which is the **1st** day of October 2025.

Dated this 13th day of May 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.

S COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED	THE ATTACHED REPORT IS ISSUED TO:						
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR							
TAX ACCOUNT #	05-3124-000	CERTIFICATE #: _	2023-2	123			
REPORT IS LIMIT	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPE EPORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN TH	IE PROPERTY			
listing of the owner tax information and encumbrances reco	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 encumber the title to said land as listed on page 2 herein.						
and mineral or any	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.						
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 any other form of guarantee or warranty of title.							
Use of the term "Re	eport" herein refers to the Propert	y Information Report ar	nd the documents	attached hereto.			
Period Searched:	July 15, 2005 to and includ	ling July 15, 2025	Abstractor:	Andrew Hunt			
BY							
Malf	apel/						

Michael A. Campbell, As President Dated: July 16, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 16, 2025

Tax Account #: 05-3124-000

1. The Grantee(s) of the last deed(s) of record is/are: WINKS LLC, A FLORIDA LIMITED LIABILITY COMPANY

By Virtue of Warranty Deed recorded 12/27/2021 in OR 8690/321

- 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. NONE
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 05-3124-000 Assessed Value: \$104,944.00

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 Property Information Report 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 SOLUTIONS

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

CERTIFICA	TION.	PROPERT	VINEC	DRMATION	REPORT FOR	TDA
CENTIFICE	MIN.	INVIENT	1 1111		NEI ON I TON	IDA

TAX DEED SALE DATE:	OCT 1, 2025
TAX ACCOUNT #:	05-3124-000
CERTIFICATE #:	2023-2123
those persons, firms, and/or agencies having	a Statutes, the following is a list of names and addresses of g legal interest in or claim against the above-described rtificate is being submitted as proper notification of tax deed
YES NO ☐ ☑ Notify City of Pensacola, P.O ☐ ☑ Notify Escambia County, 190 ☐ ☑ Homestead for <u>2024</u> tax year	Governmental Center, 32502
WINKS LLC 1240 NE 153 ST NORTH MIAMI BEACH, FL 33162	WINKS LLC 4427 CHANTILLY WAY PENSACOLA, FL 32505
SHALOM INCOME TAX SERVICE LLC WINKS LLC 2663 W 52 ST	AS REGISTERED AGENT

HIALEAH, FL 33016

Certified and delivered to Escambia County Tax Collector, this 16th day of July 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

July 16, 2025 Tax Account #:05-3124-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 6 BLK 7 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 8690 P 321 SEC 10/12 T 2S R 30 SECTION 10, TOWNSHIP 2 S, RANGE 30 W TAX ACCOUNT NUMBER 05-3124-000(1025-58)

Recorded in Public Records 12/27/2021 11:59 AM OR Book 8690 Page 321, Instrument #2021139686, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$686.00

Prepared by: Jeremy Dubyak Southtrust Law & Title, Inc. 600 University Office Blvd. Pensacola, Florida 32504

File Number: 21-0283 Sale Price: \$98,000.00

WARRANTY DEED

Made this December 20, 2021 A.D. By East Hill Restorations LLC, a Florida Limited Liability Company, whose address is: 1225 W Gregory St, Pensacola, Florida 32502, hereinafter called the grantor, to Winks LLC, a Florida Limited Liability Company, whose post office address is: 1240 NE 153 Street, North Miami Beach, Florida 33162, hereinafter called the grantee:

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

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

Lot 6, Block 7, Montclair Unit No. 1, according to the map or plat thereof as recorded in Plat Book 4, Page(s) 63, Public Records of Escambia County, Florida.

Parcel ID Number: 102S301000006007

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, 2021.

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

BK: 8690 PG: 322

Warranty Deed page 2

Signed, sealed and delivered in our presence:

Witness: Melissa Rivera

East Hill Restorations LLC, a Florida Limited Liability Company

by Brandon Watson, authorized manager Address: 1225 W Gregory St, Pensacola, Florida 32502

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 20th day of December, 2021, by Brandon Watson, authorized manager for East Hill Restorations LLC, a Florida Limited Liability Company, who is/are personally known to me .

(seal)



Notary Public Printed Name: Jan C (2015 for

My Commission Expires:

BK: 8690 PG: 323 Last Page

Name of Roadway:

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

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

Legal Address of Property: 4427 Cl	nantilly Way, Pensacola, FL 32505
	() has not accepted the abutting roadway for maintenance uthtrust Law & Title, Inc.
	600 University Office Blvd, Suite 1B
	Address Pensacola, FL 32504
	City, State, Zip Code
As to Sellers East Hill Restorations, LLC By: Brandon Watson, authorized mana	Witness: Jan Gaston ger Witness; Melissa Rivera
As to Buyers Winks LLC By Vanessa Gagliolo, authorized mana	Witness: Witness:

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Effective: 4/15/95

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02123 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WINKS LLC	WINKS LLC
1240 NE 153 ST	4427 CHANTILLY WAY
NORTH MIAMI BEACH, FL 33162	PENSACOLA FL 32505

SHALOM INCOME TAX SERVICE AS REGISTERED AGENT WINKS LLC 2663 W 52 ST HIALEAH FL 33016

WITNESS my official seal this 14th day of August 2025.

COMPTRO E

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 02123, issued the 1st day of June, A.D., 2023 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:

LT 6 BLK 7 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 8690 P 321 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053124000 (1025-58)

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

WINKS 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 10:00 A.M. on the **first** Wednesday in the month of October, which is the **1st** day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

S COMPTROLES

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.

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Post Property:

4427 CHANTILLY WAY 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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Personal Services:

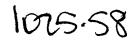
WINKS LLC 1240 NE 153 ST NORTH MIAMI BEACH, FL 33162 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033739NON

Agency Number: 25-008985

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 02123 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE WINKS LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:57 AM and served same at 10:45 AM on 8/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

R. REIN, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 02123, issued the 1st day of June, A.D., 2023 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:

LT 6 BLK 7 MONTCLAIR UNIT NO 1 PB 4 P 63 OR 8690 P 321 SEC 10/12 T 2S R 30

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053124000 (1025-58)

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

WINKS 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 10:00 A.M. on the first Wednesday in the month of October, which is the 1st day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

4427 CHANTILLY WAY 32505



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Bv: **Emily Hogg** Deputy Clerk

REQUIRED.

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

Miami-Dade Sheriff's Office



Court Services Bureau

Rosie Cordero-Stutz Sheriff



0.10.11.

ESCAMBIA COUNTY CLERK OF COURT vs. WINKS LLC

Case Number 053124000

RETURN OF SERVICE

TAX NOTICE

8/29/25 8:58 am Served - Posted Tax Notice

SERVED

WINKS LLC

08/26/2025

Came this day into hand of the Sheriff

08/29/2025

08:58 AM - SERVED THE TAX NOTICE UPON WINKS LLC BY POSTING A COPY AT 1240 NE 153 ST, NORTH MIAMI BEACH, FL 33162 PER FLA. STAT. 197.522(2)(A). SERVICE AFFECTED BY: CSS1

CLAUDIA PAZ #60046, DEPUTY SHERIFF OF MIAMI-DADE COUNTY, FL.

CLAUDIA PAZ, CS31, #60046

Escambia County Clerk of Court Florida Clerk of Courts P.O. Box 333 Pensacola, FL 32591

DATE
TIME
BY
BADGE # DULL
MIAMI-DADE POLICE DEPARTMENT
OFFICE OF THE

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVEMETROPOLITAN SHERIFF COURT SERVICES BUREAU LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 1, 200 AND ADDE COUNTY. FLORIDA UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Dated this 11th day of August 2025.

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IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

WINKS LLC 1240 NE 153 ST NORTH MIAMI BEACH, FL 33162 PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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WINKS LLC [1025-58] 1240 NE 153 ST NORTH MIAMI BEACH, FL 33162

WINKS LLC [1025-58] 4427 CHANTILLY WAY PENSACOLA FL 32505

9171 9690 0935 0127 1894 18

9171 9690 0935 0127 1893 02

SHALOM INCOME TAX SERVICE AS REGISTERED AGENT [1025-58] WINKS LLC 2663 W 52 ST HIALEAH FL 33016

9171 9690 0935 0127 1893 19



Pam Childers Clerk of the Circuit Court & Comptroller

> Official Records 221 Palafox Place, Suite 110 Pensacola, FL 32502



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0009/15/25

WINKS LLC [1025-58] 4427 CHANTILLY WAY PENSACOLA FL 32505

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NIXIE

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

BC: 32502583333

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



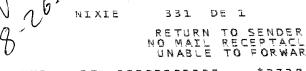
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SHALOM INCOME TAX SERVICE AS REGISTERED AGENT [1025-58] WINKS LLC 2663 W 52 ST HIALEAH FL 33016



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