



# 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

0326-32

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IL IL IRA INVESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Jun 29, 2025
Property description	PENSACOLA LAKE PROPERTIES LLC 8668 NAVARRE PKWY STE 134 NAVARRE, FL 32566 4019 W JACKSON ST 07-1160-000 LT 7 BLK 1 JACKSON HTS PB 1 P 57 OR 8685 P 107 CA 167	Certificate #	2023 / 3113
		Date certificate issued	06/01/2023

## 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)
# 2023/3113	06/01/2023	694.38	260.39	954.77
→Part 2: Total*				954.77

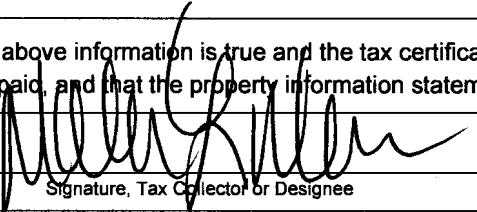
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2025/3457	06/01/2025	751.60	6.25	37.58	795.43
# 2024/3325	06/01/2024	730.33	6.25	116.70	853.28
Part 3: Total*					1,648.71

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,603.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,978.48

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

Sign here:  	Escambia, Florida
Signature, Tax Collector or Designee	Date July 2nd, 2025

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

**Part 5: Clerk of Court Certified Amounts (Lines 8-14)**

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

**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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500606

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

IL

IL IRA INVESTMENTS  
3641 N.52 AVE  
HOLLYWOOD, FL 33021,

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
07-1160-000	2023/3113	06-01-2023	LT 7 BLK 1 JACKSON HTS PB 1 P 57 OR 8685 P 107 CA 167

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

IL

IL IRA INVESTMENTS  
3641 N.52 AVE  
HOLLYWOOD, FL 33021

06-29-2025  
Application Date

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode  Account  Parcel ID ▶
[Printer Friendly Version](#)

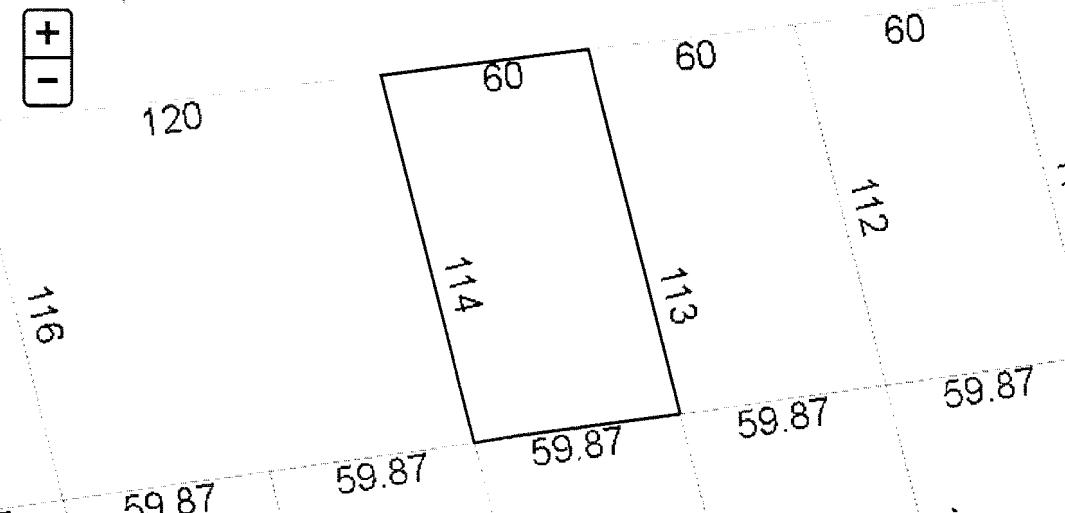
General Information					Assessments																																																																				
Parcel ID: 342S300930007001					Year	Land	Imprv	Total	<u>Cap Val</u>																																																																
Account: 071160000					2024	\$6,840	\$33,966	\$40,806	\$40,806																																																																
Owners: PENSACOLA LAKE PROPERTIES LLC					2023	\$6,840	\$32,281	\$39,121	\$37,821																																																																
Mail: 8668 NAVARRE PKWY STE 134 NAVARRE, FL 32566					2022	\$5,320	\$29,063	\$34,383	\$34,383																																																																
Situs: 4019 W JACKSON ST 32505					<b>Disclaimer</b>																																																																				
Use Code: SINGLE FAMILY RESID					<b>Tax Estimator</b>																																																																				
Taxing Authority: COUNTY MSTU					<b>Change of Address</b>																																																																				
Tax Inquiry: <a href="#">Open Tax Inquiry Window</a>					<b>File for Exemption(s) Online</b>																																																																				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Report Storm Damage</b>																																																																				
Sales Data Type List:					<b>2024 Certified Roll Exemptions</b>																																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>11/24/2021</td> <td>8670</td> <td>910</td> <td>\$100</td> <td>OJ</td> <td>N</td> <td></td> </tr> <tr> <td>10/28/2021</td> <td>8685</td> <td>107</td> <td>\$35,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/10/2018</td> <td>7967</td> <td>1229</td> <td>\$17,600</td> <td>TD</td> <td>N</td> <td></td> </tr> <tr> <td>08/07/2015</td> <td>7393</td> <td>1562</td> <td>\$8,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>07/10/2008</td> <td>6353</td> <td>506</td> <td>\$1,218,900</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>12/2003</td> <td>5298</td> <td>42</td> <td>\$18,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>04/1999</td> <td>4399</td> <td>1618</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>08/1983</td> <td>1804</td> <td>690</td> <td>\$26,800</td> <td>WD</td> <td>N</td> <td></td> </tr> </tbody> </table>					Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	11/24/2021	8670	910	\$100	OJ	N		10/28/2021	8685	107	\$35,000	WD	N		09/10/2018	7967	1229	\$17,600	TD	N		08/07/2015	7393	1562	\$8,000	WD	N		07/10/2008	6353	506	\$1,218,900	WD	Y		12/2003	5298	42	\$18,000	WD	N		04/1999	4399	1618	\$100	QC	N		08/1983	1804	690	\$26,800	WD	N		None				
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Section  
Map Id:  
CA167

Approx.  
Acreage:  
0.1520

Zoned:  
HC/LI

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



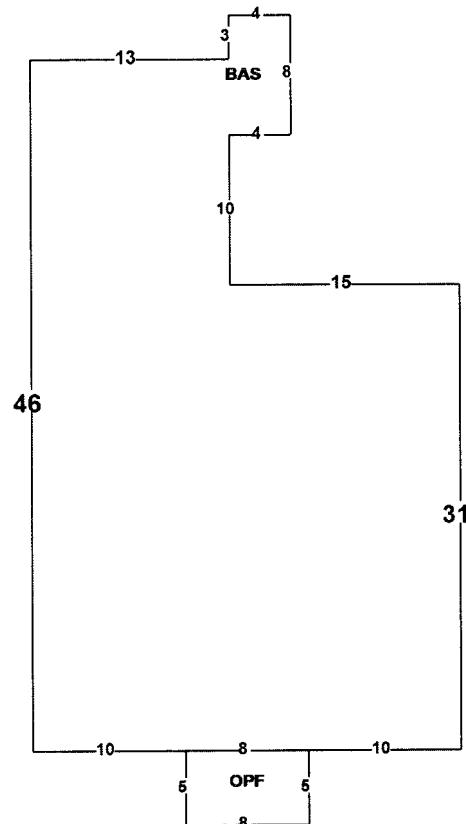
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

Address: 4019 W JACKSON ST, Improvement Type: SINGLE FAMILY, Year Built: 1945, Effective Year: 1965, PA Building ID#: 82855

#### Structural Elements

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



Areas - 1135 Total SF

BASE AREA - 1095

OPEN PORCH FIN - 40

#### Images



2/1/2023 12:00:00 AM



2/1/2023 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# 2025052899 7/15/2025 9:56 AM  
OFF REC BK: 9347 PG: 1881 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INVESTMENTS** holder of **Tax Certificate No. 03113**, 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 7 BLK 1 JACKSON HTS PB 1 P 57 OR 8685 P 107 CA 167**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071160000 (0326-32)**

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

**PENSACOLA LAKE PROPERTIES 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 March, which is the **4th day of March 2026**.

Dated this 15th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

**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 REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-1160-000 CERTIFICATE #: 2023-3113

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 encumber the title to said land as listed on page 2 herein.

**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 "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 16, 2005 to and including December 16, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: December 17, 2025

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

December 17, 2025  
Tax Account #: **07-1160-000**

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

**By Virtue of Warranty Deed recorded 12/17/2021 in OR 8685/107**

**THERE IS AN ACTIVE FORECLOSURE CASE FOR THIS PROPERTY PENDING IN ESCAMBIA COUNTY UNDER CASE NUMBER 2023 CA 3300.**

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 Carolina Beach LLC recorded 12/17/2021 – OR 8685/109 together with Notice of Lis Pendens recorded 2/8/2024 – OR 9101/1627**
  - b. **Code Enforcement Order in favor of Escambia County recorded 8/3/2022 – OR 8834/1891 together with Cost Order recorded 8/30/2023 – OR 9034/585**
4. Taxes:

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

**Tax Account #: 07-1160-000**

**Assessed Value: \$41,423.00**

**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

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** MAR 3, 2026

**TAX ACCOUNT #:** 07-1160-000

**CERTIFICATE #:** 2023-3113

**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**

Notify City of Pensacola, P.O. Box 12910, 32521  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for 2025 tax year.

**ANDREW RIOS AGENT OF  
PENSACOLA LAKE PROPERTIES LLC  
8668 NAVARRE PKWY STE 134  
NAVARRE, FL 32566**

**PENSACOLA LAKE PROPERTIES LLC  
4019 W JACKSON ST  
PENSACOLA, FL 32505**

**CAROLINA BEACH LLC  
3000 PLANTATION RD  
WINTER HAVEN, FL 33884**

**ESCAMBIA COUNTY  
CODE ENFORCEMENT  
3363 W PARK PL  
PENSACOLA, FL 32505**

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December 2025.**

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



**BY: Michael A. Campbell, As Its President**

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

**PROPERTY INFORMATION REPORT**

**December 17, 2025**  
**Tax Account #:07-1160-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 7 BLK 1 JACKSON HTS PB 1 P 57 OR 8685 P 107 CA 167**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-1160-000(0326-32)**

**Recorded in Public Records 12/17/2021 12:34 PM OR Book 8685 Page 107,  
Instrument #2021137203, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$245.00**

Prepared by and Return to Charlyne Kilpatrick,  
an employee of First International Title, Inc.  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503  
File No.: 203567-58

## **WARRANTY DEED**

This indenture made on December 10, 2021, by **Thu Hong Thi Nguyen** whose address is: 775 Mohegan Circle, Cantonment, FL 32533 hereinafter called the "grantor", to **Pensacola Lake Properties, LLC, a Florida limited liability company** whose address is: 8668 Navarre Pkwy, Navarre, FL 32566, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**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, to-wit:

Lot 7, Block 1, Jackson Heights, according to the Plat thereof as recorded in Plat Book 1, Page 57, of the Public Records of Escambia County, Florida.

Parcel Identification Number: 342S300930007001

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land. Caption Property is not the homestead of the Grantee.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

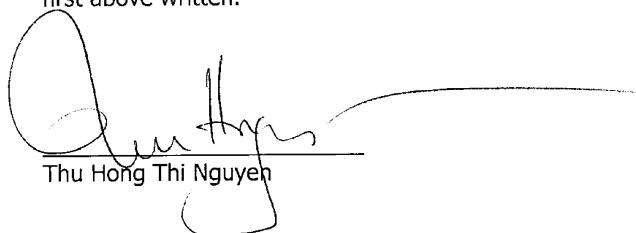
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 31st of 2020.

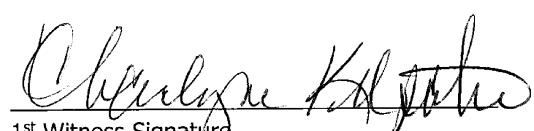
**BK: 8685 PG: 108 Last Page**

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Thu Hong Thi Nguyen

**Signed, sealed and delivered in our presence:**



1<sup>st</sup> Witness Signature

Print Name: Charlyne Kilpatrick



2<sup>nd</sup> Witness Signature

Print Name: Holly Richardson

State of FLORIDA

County of Escambia

**The Foregoing Instrument Was Acknowledged** before me by means of  physical presence or  online notarization on **October 28, 2021** by **Thu Hong Thi Nguyen**, who  is/are personally known to me or who  has/have produced a valid FIDL as identification.



Notary Public  
Printed Name:  
My Commission expires:



**Recorded in Public Records 12/17/2021 12:34 PM OR Book 8685 Page 109,  
Instrument #2021137204, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 MTG Stamps \$87.50 Int. Tax \$50.00**

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Prepared by and return to:  
Charlyne Kilpatrick  
First International Title - Pensacola Branch  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503  
File Number: 203560-58

## **MORTGAGE**

**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$25,000.00 ON DECEMBER 10, 2026, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

This Indenture, made this December 10, 2021, by and between Pensacola Lake Properties, LLC, a Florida limited liability company, whose address is 8668 Navarre Pkwy, Navarre, FL 32566, hereinafter called the Mortgagor, and Carolina Beach, "LLC.", a Florida limited liability company, whose address is 3000 Plantation Road, Winter Haven, FL 33884, hereinafter called the Mortgagee:  
The terms "Mortgagor" and "Mortgagee", shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and/or artificial persons, whenever and wherever the context so admits or requires.

Witnesseth, that the said Mortgagor, for and in consideration of Twenty Five Thousand and 00/100 Dollars (U.S. \$25,000.00), named in the promissory note of even date herewith, the receipt of which is hereby acknowledged, which note provides for the full debt, if not paid earlier, due and payable on December 10, 2026, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

**Lot 7, Block 1, Jackson Heights, according to the Plat thereof as recorded in Plat Book 1, Page 57, of the Public Records of Escambia County, Florida.**

Parcel Identification Number: 342S300930007001

Which has an address of: 4019 West Jackson Street, Pensacola, FL 32505. Caption property is not the homestead of the Mortgagor.

And the said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Provided always, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorney's fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payee, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payee after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

**BK: 8685 PG: 110**

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding year's taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes for the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within thirty (30) days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

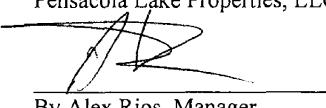
This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

**Due on Sale:** The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

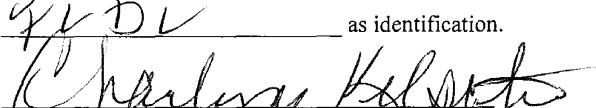
**THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$25,000.00 ON DECEMBER 10, 2026, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.**

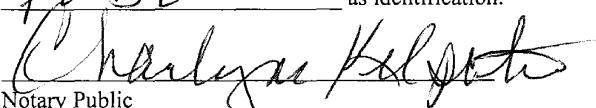
Executed at Escambia County, Florida on the date written above.

Pensacola Lake Properties, LLC, a Florida limited liability company

  
By Alex Rios, Manager

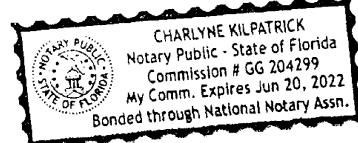
State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this **December 10, 2021**, by Alex Rios, Manager of Pensacola Lake Properties, LLC, a Florida limited liability company, who  is/are personally known to me or  produced  as identification.

  
Notary Public

Printed Name:

My Commission Expires:



**BK: 8685 PG: 111 Last Page**

## PROMISSORY NOTE

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$25,000.00 ON DECEMBER 10, 2026, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

\$25,000.00

December 10, 2021

Pensacola, Escambia County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of Carolina Beach, "LLC.", a Florida limited liability company at 3000 Plantation Road, Winter Haven, FL 33884 or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of **TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)** with interest from the date hereof, at the rate of **Twelve and 00/100 percent (12%)** per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of **\$250.00** representing a payment of interest only shall be due and payable on **January 10, 2022**, and on the **10th** day of each and every calendar month thereafter until **December 10, 2026**, at which time the remaining principal balance, of \$25,000.00, together with any accrued but unpaid interest, shall be due and payable.

In the event that any payment is not made within fifteen (15) days of its due date, the holder of this Note may charge a late fee not to exceed five percent (4%) of the delinquent amount.

There is a prepayment penalty of 3.5% if paid off within the first two years of the loan.

All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

The mortgage securing this note contains a due on sale provision.

This note with interest is secured by a mortgage on real estate, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within thirty (30) days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys' fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

**Pensacola Lake Properties, LLC, a Florida limited liability company**

  
\_\_\_\_\_  
By Alex Rios, Manager

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

Recorded in Public Records 2/8/2024 10:27 AM OR Book 9101 Page 1627,  
Instrument #2024009786, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 191500608 E-Filed 02/07/2024 05:42:36 PM

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

**CAROLINA BEACH, LLC,  
a Florida limited liability company,**

**Plaintiff,**

vs.

**Case No: 2023 CA 003300**

**PENSACOLA LAKE PROPERTIES, LLC,  
and UNKNOWN TENANT(S) OF 4019 W  
JACKSON STREET, ESCAMBIA COUNTY,  
FLORIDA,**

**Defendants.**

/

**NOTICE OF LIS PENDENS**

To: PENSACOLA LAKE PROPERTIES, LLC,  
UNKNOWN TENANT(S) OF 4019 W JACKSON STREET, ESCAMBIA COUNTY, FLORIDA,  
ALL OTHERS WHOM IT MAY CONCERN

YOU ARE NOTIFIED OF THE FOLLOWING:

- (a) The Plaintiff has instituted this action against you seeking to foreclose a mortgage with respect to the property described below.
- (b) The Plaintiff in this action is CAROLINA BEACH, LLC, a Florida limited liability company.
- (c) The case number of the action is as shown in the caption.
- (d) The property that is the subject matter of this action is in Escambia County, Florida and is described as:

*Lot 7, Block 1, Jackson Heights, a subdivision of a part  
of the Juan Dominguez Grant, Section 34, Township 2 South,  
Range 30 West, according to the plat thereof, recorded in  
Plat Book 1, Page 57, of the Public Records of Escambia  
County, Florida  
Property Address: 4019 W. Jackson St., Pensacola, FL 32505*

DATED February 7, 2024.

*/s/ Haley E. Hadden*

**PHILLIP A. PUGH, FBN: 0505501**

**HALEY E. HADDEN, FBN: 1028227**

**LITVAK BEASLEY WILSON & BALL, LLP**

40 Palafox Place, Suite 300, Pensacola, FL 32502

Tel: (850) 432-9818

**ROBservice@lawpensacola.com**

*Attorneys for Plaintiff*

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a copy of the foregoing has been furnished to the following via US Mail on this 7<sup>th</sup> day of **February 2024**:

Pensacola Lakes Properties, LLC  
8668 Navarre Pkwy., Suite 134  
Navarre, FL 32566

Unknown Tenants  
4019 W. Jackson St.  
Pensacola, FL 32505

*Is/Haley E. Hadden*  
HALEY E. HADDEN

Recorded in Public Records 8/3/2022 1:31 PM OR Book 8834 Page 1891,  
 Instrument #2022078955, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$35.50

Recorded in Public Records 8/3/2022 12:52 PM OR Book 8834 Page 1758,  
 Instrument #2022078899, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR THE  
 COUNTY OF ESCAMBIA, STATE OF FLORIDA

**PETITIONER**  
 ESCAMBIA COUNTY FLORIDA,

**CASE NO:** CE21095182N  
**LOCATION:** 4019 W JACKSON ST  
**PR#:** 342S300930007001

VS.

PENSACOLA LAKE  
 PROPERTIES, LLC  
 8668 NAVARRE PKWY  
 NAVARRE, FL 32566

**RESPONDENT(S)**

**ORDER**

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, None, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

**Sec. 42-196(a) Nuisance - (A) Nuisance**

**Sec. 42-196(d) Nuisance - (D) Overgrowth**

**Sec. 42-196(b) Nuisance - (B) Trash and Debris**

**Unsafe Structure - 30-203 (BB) No screens on windows**

**Unsafe Structure - 30-203 (CC) Accessory structure unmaintained**

**Unsafe Structures - 30-203 (T) Windows in bad repair**

**Unsafe Structures - 30-203 (U) Broken/cracked**



BK: 8834 PG: 1892

BK: 8834 PG: 1759

**Unsafe Structures - 30-203 (N) Siding****Unsafe Structures - 30-203 (DD) Structural elements unmaintained****Unsafe Structures - 30-203 (Z) Exterior door weatherstripping/threshold**

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **9/1/2022** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.**

**Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.**

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$50.00** per day, commencing **9/2/2022**.

This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.

BK: 8834 PG: 1893

BK: 8834 PG: 1760

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

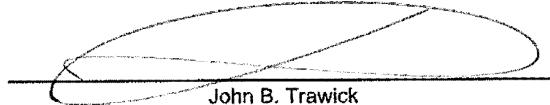
This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

**RESPONDENT(S)** have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If RESPONDENT(S) wish(es) to appeal, RESPONDENT(S) must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

**BK: 8834 PG: 1894 Last Page****BK: 8834 PG: 1761 Last Page**

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** in Escambia County, Florida on this 2nd day of August, 2022.



John B. Trawick  
Special Magistrate  
Office of Environmental Enforcement

Recorded in Public Records 8/30/2023 5:29 PM OR Book 9034 Page 585,  
 Instrument #2023071225, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

Recorded in Public Records 8/30/2023 5:01 PM OR Book 9034 Page 536,  
 Instrument #2023071197, Pam Childers Clerk of the Circuit Court Escambia  
 County, FL Recording \$10.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
 SPECIAL MAGISTRATE  
 IN AND FOR ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY, FLORIDA

vs.

Case No: CE21095182N  
 Location: 4019 W JACKSON ST  
 PR #: 342S300930007001

PENSACOLA LAKE  
 PROPERTIES, LLC  
 8668 NAVARRE PKWY  
 NAVARRE, FL 32566

Cost Order

THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances.

Escambia County has confirmed that the property has been brought into compliance per the Special Magistrate Order. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated 8/2/2022.

Itemized Cost

Daily fines	\$15,400.00	\$50.00 Per Day From: <u>09/02/2022</u> To: <u>07/07/2023</u>
Fines	\$0.00	
Court Cost	\$235.00	
County Abatement Fees	\$0.00	
Administrative Costs	\$0.00	
Payments	\$0.00	

**Total: \$15,635.00**

DONE AND ORDERED at Escambia County, Florida on August 29 2023

John B. Trawick  
 Special Magistrate  
 Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS	
CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>Pam Childers</u>	DATE: <u>8-30-23</u>

