

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

1125-78

| Part 1: Tax Deed | Application Infor | mation | | | | | |
|---|--|-------------|-------------------------------|-------------------------------|------------|-----------------------------------|--|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 | | | Application date | | Apr 21, 2025 | |
| Property description | KIM HELEN 625 NORTH 70TH AVE PENSACOLA, FL 32506 | | | Certificate # | | 2023 / 4342 | |
| | 625 N 70TH AVE 09-3670-000 | | | Date certificate issued | | 06/01/2023 | |
| Part 2: Certificat | es Owned by App | licant and | d Filed wi | th Tax Deed | Applica | ation | |
| Column 1 Certificate Numbe | Columi r Date of Certific | | | olumn 3 unt of Certificate | | Column 4 Interest | Column 5: Total (Column 3 + Column 4) |
| # 2023/4342 | 06/01/2 | 023 | | 803.23 | | 107.77 | 911.00 |
| | | | | | | →Part 2: Total* | 911.00 |
| Part 3: Other Cei | tificates Redeem | ed by Ap | plicant (C | ther than Co | unty) | | |
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Face A | mount of certificate Column 4 | | Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
| # 2024/4478 | 06/01/2024 | | 808.64 | | 6.25 | 59.30 | 874.19 |
| | | | | | • | Part 3: Total* | 874.19 |
| Part 4: Tax Colle | ector Certified Am | ounts (Li | nes 1-7) | | 7 59 | | |
| 1. Cost of all cert | ificates in applicant's | possession | n and othe | | | by applicant Parts 2 + 3 above | 1,785.19 |
| 2. Delinquent taxes paid by the applicant | | | | | 0.00 | | |
| 3. Current taxes paid by the applicant | | | | | 730.51 | | |
| 4. Property inform | nation report fee | | | | | | 200.00 |
| 5. Tax deed appli | cation fee | • | | | | | 175.00 |
| 6. Interest accrue | d by tax collector und | der s.197.5 | 42, F.S. (s | ee Tax Collecto | or Instruc | ctions, page 2) | 0.00 |
| 7. | | | | | Tota | l Paid (Lines 1-6) | 2,890.70 |
| • | nformation is true and | | | | y informa | ation report fee, a | nd tax collector's fees |
| | 2 | | | | | Escambia, Florid | da |
| Sign here: Signa | ature Tax Collector or Des | ianee | | | Da | te <u>April 24th,</u> | 2025 |
| | Send this certification to | • | Court by 10 d | avs after the date si | aned Se | e Instructions on Pa | ge 2 |

| Par | t 5: Clerk of Court Certified Amounts (Lines 8-14) | enings from Lecture, transfer of the |
|------|---|--------------------------------------|
| 8. | Processing tax deed fee | |
| 9. | Certified or registered mail charge | |
| 10. | Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. | Recording fee for certificate of notice | |
| 12. | Sheriff's fees | |
| 13. | Interest (see Clerk of Court Instructions, page 2) | |
| 14. | Total Paid (Lines 8-13) | |
| 15. | Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | 38,043.50 |
| 16. | Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| | | |
| Sign | nere: Date of sale11/05/2: Signature, Clerk of Court or Designee | 025 |
| | | |

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 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500376

| To: Tax Collector of | ESCAMBIA COUNTY | , Florida | |
|---|---|--|---|
| I, KEYS FUNDING LLC - 8 PO BOX 71540 PHILADELPHIA, PA 1 hold the listed tax certif | 9176-1540, | ne same to the Tax | Collector and make tax deed application thereon: |
| | | | |
| Account Number | Certificate No. | Date | Legal Description |
| 09-3670-000 | 2023/4342 | 06-01-2023 | BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573 |
| redeem all or pay all deline pay all Tax C Sheriff's cost Attached is the tax sa | s, if applicable. le certificate on which this app | interest covering the nation report costs, (| |
| Electronic signature KEYS FUNDING LLG PO BOX 71540 PHILADELPHIA, PA | on file C - 8023 | | |
| | | <u>-</u> | 04-21-2025 Application Date |
| | Applicant's signature | | A |

Gary "Bubba" Peters Escambia County Property Appraiser

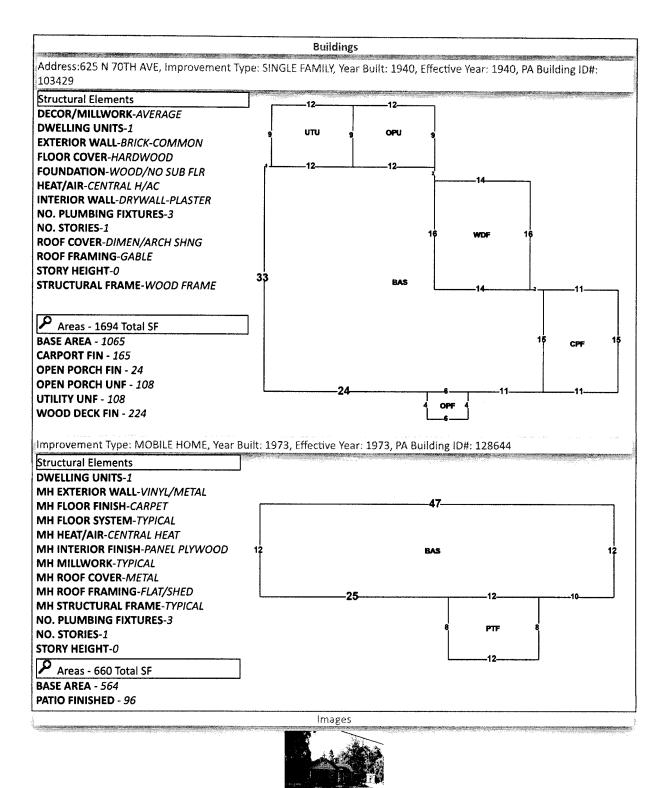
Real Estate Search

Tangible Property Search

Sale List

Back

| Nav. Mode | Account OParcel ID | • | | | | Printer Frie | endly Version |
|--|---|--|---------------------------------|-----------------|---------------------------------------|--|---|
| General Informa | ition | | Assess | ments | · · · · · · · · · · · · · · · · · · · | | |
| Parcel ID: | 1125315408000000 | | Year | Land | Imprv | Total | <u>Cap Val</u> |
| Account: | 093670000 | | 2024 | \$27,600 | \$86,585 | \$114,185 | \$76,087 |
| Owners: | KIM HELEN | - | 2023 | \$27,600 | \$82,182 | \$109,782 | \$73,871 |
| Mail: | 625 NORTH 70TH AVE PENSACOLA, FL 32506 | | 2022 | \$27,600 | \$73,654 | \$101,254 | \$71,720 |
| Situs: | 625 N 70TH AVE 3250 | 6 | | | Disclaime | er | |
| Use Code: | MULTI-FAMILY <=9 🔑 |) | | · | Tax Estima | | |
| Units: | 2 | : | , | | iax Estima | tor | |
| Taxing Authority: | COUNTY MSTU | | | C | hange of Ad | ldress | |
| Tax Inquiry: Tax Inquiry link | Open Tax Inquiry Win | and the second s | | File fo | r Exemption | n(s) Online | |
| Escambia Count | y Tax Collector | andri an | | Rej | port Storm [| Damage | |
| Sales Data Typ | a List: P | | 2024 C | ertified Roll E | xemptions | | |
| | ok Page Value Type M | ulti Parcel Records | HOME: | STEAD EXEMP | TION | | |
| | 98 573 \$58,000 WD | N 🖒 | Legai C | Description | to themselves | | Comment of the second |
| 04/01/2013 699 | 98 571 \$53,000 WD | N D | Lt. | | COR OF LT 5 N 89 FT E 231 FT | | |
| 07/2000 458 | 36 724 \$42,500 WD | N 🕞 | <u> </u> | - | 8311123111 | 10 100 010 | |
| Official Records | Inquiry courtesy of Pam | Childers | Extra Features | | | | |
| Escambia County Clerk of the Circuit Court and | | rt and | BLOCK/BRICK BUILDING CARPORT | | | | |
| Comptroller | | A STATE OF THE STA | FRAME SHED | | | | |
| And the second s | | | METAL BUILDING | | | | |
| | | | OPEN I | PORCH | | | |
| Parcel Informati | ion | | | | | Launch Inte | eractive Map |
| | | | 935 CAR | | | n de la companya de l | |
| Section Map Id: | + | | | | | | |
| 11-25-31-2 | _1 | | | | | | |
| | | | | | | | |
| Approx. | | 1 | | | | | |
| Acreage: | | | | | l (| | |
| 1.0229 | | | | | | | |
| Zoned: 🔎 | | | | | N 70TH AVE | | |
| MDR | | | | | <u> </u> | | |
| | | | | | • | | |
| Evacuation | | | | | Manadair, an | | |
| & Flood Information | | | | | | | |
| <u>Open</u> | | | | | | | |
| Report | | | | | | | |
| | | | | | | | |
| 7 | | | 10 | ·····(DEP) P | : | | |
| | View Florida Departme | nt of Environmenta | 1 Protect | non(DEP) Dat | <u>a</u> | | Same and the same |



1/18/2023 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# 2025036116 5/16/2025 10:52 AM
OFF REC BK: 9318 PG: 1591 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04342, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

HELEN KIM

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

Dated this 16th 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.

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 LUNSFOR | RD, ESCAMBIA COUNTY TAX | COLLECTOR | | | | | |
| TAX ACCOUNT # | #: 09-3670-000 | CERTIFICATE #: | 2023-43 | 42 | | | |
| REPORT IS LIMIT | NOT TITLE INSURANCE. THE TED TO THE PERSON(S) EXPR REPORT AS THE RECIPIENT(S) | ESSLY IDENTIFIED B | Y NAME IN THE | E PROPERTY | | | |
| listing of the owner tax information and | rt prepared in accordance with the r(s) of record of the land described a listing and copies of all open or rded in the Official Record Books on page 2 herein. | herein together with cur unsatisfied leases, mort | rrent and delinque gages, judgments | nt ad valorem and | | | |
| 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. | | | | | | | |
| | ot insure or guarantee the validity asurance policy, an opinion of title | | | | | | |
| Use of the term "Re | eport" herein refers to the Property | Information Report and | I the documents at | tached hereto. | | | |
| Period Searched: | August 11, 2005 to and includi | ng August 11, 2025 | _ Abstractor: | Andrew Hunt | | | |
| BY | | | | | | | |
| Malala | | | | | | | |

Michael A. Campbell, As President

Dated: August 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 12, 2025

Tax Account #: 09-3670-000

1. The Grantee(s) of the last deed(s) of record is/are: **HELEN KIM**

By Virtue of Warranty Deed recorded 4/5/2013 in OR 6998/573

- 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 Jay Sheppard recorded 4/5/2013 OR 6998/575
- **4.** Taxes:

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

Tax Account #: 09-3670-000 Assessed Value: \$76,087.00

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 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. | PROPERTY | INFORMATION | REPORT FOR TDA |
|-----------|---------|----------|--------------|-----------------|
| CENTIFICE | MILLON. | INVIENTI | INTUNIMATION | NEI ONI FON IDA |

| TAX DEED SALE DATE: NOV 5, 2025 | | | |
|---------------------------------------|---|--|--|
| TAX ACCOUNT #: | 09-3670-000 | | |
| CERTIFICATE #: 2023-4342 | | | |
| those persons, firms, and/or agencies | Florida Statutes, the following is a list of names and addresses of having legal interest in or claim against the above-described ale certificate is being submitted as proper notification of tax deed | | |
| | a, P.O. Box 12910, 32521 ty, 190 Governmental Center, 32502 tax year. | | |
| HELEN KIM | JAY SHEPPARD | | |
| 625 NORTH 70TH AVE | 19408 RIVER LANDING | | |
| PENSACOLA, FL. 32506 | | | |

Certified and delivered to Escambia County Tax Collector, this 12th day of August 2025.

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

BY: Michael A. Campbell, As Its President

Milalphel

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

PROPERTY INFORMATION REPORT

August 12, 2025 Tax Account #:09-3670-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3670-000(1125-78)

Recorded in Public Records 04/05/2013 at 04:22 PM OR Book 6998 Page 573, Instrument #2013023928, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$406.00

Prepared by:

QUINTAIROS, PRIETO, WOOD & BOYER P.A. 114 E Gregory Street, 2nd Floor Pensacola, Florida 32502

File Number: 13P47

General Warranty Deed

Made this April 1, 2013 A.D. By Jay Sheppard, married man, 19408 River Landing, Seminole, AL 36574, hereinafter called the grantor, to Helen Kim, a married woman, whose post office address is: 625 N 70 th Ave, Pensacola FL 32506, 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:

THE NORTH 189 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGIN AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTH HALF OF LOT 5, SECTION 11,
TOWNSHIP 2 SOUTH, RANGE 31 WEST, RUN THENCE EAST 231 FEET; THENCE NORTH 660 FEET; THENCE WEST
231 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING. EXCEPT HALF OF RIGHT OF WAY FOR
PUBLIC HIGHWAY ALONG SOUTH SIDE OF PROPERTY, EXCEPTING AND RESERVING THEREFROM A RIGHT OF
WAY 30 FEET WIDE ALONG THE EASTERLY SIDE OF PROPERTY HEREIN CONVEYED FOR USE FOR PUBLIC
HIGHWAY PURPOSES.

LESS AND EXCEPT ANY PORTION WITHIN THE LEGAL DESCRIPTIONS IN OFFICIAL RECORDS BOOK 1144, PAGE 889 AND OFFICIAL RECORDS BOOK 3811, PAGE 470, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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

Subject to taxes for 2013 and subsequent yeras; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Parcel ID Number: 112S315408000000

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, 2012.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed sealed and delivered in our presence:

| Twith Woods | Jay Sheppard (Seal | l) |
|--|--|------|
| Witness Printed Name FORTH HWOODS | Address: 19408 River Landing, Seminole, AL 36574 | |
| Willia O COOM | (Seal | D. |
| Witness Printed Name William O Chavis III | (564) | •, |
| State of Florida County of Escambia | Address: | |
| County of Escambia | | |
| The foregoing instrument was accomos and before me this 1st day | of April, 2013, by Jay Sheppard married man, who is/are person | ally |
| known to me or who as polyduced as the DC | as identification. | |
| AN SOLUTION AND AN AND AN | Notary Public Print Name: | |
| The state of the s | | |
| | My Commission Expires: | |
| DEED Individual Warranty Deed With Non-Homestead-Legal on Face | | |

BK: 6998 PG: 574 Last Page

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, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not bee built or improved to meet county standards. Escambia

County Code of Ordinance 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 acknowledgement by the County of the veracity of any disclosure statements

Name of Road way: N. 70th Avenue Pensacola, FL Legal Address of Property 625 N. 70th Avenue Pensacola, FL

The County (X) has accepted () has not accepted the abutting road way for maintenance.

This form complete by Quintairos Prieto Wood & Boyer, PA 114 E. Gregory Street Pensacola, FL 32502

WITNESSES:

rinted Name: William D. Ch

Printed Name:

AS TO SELLER:

Jay Shoppard

WITNESSES:

ringed Name: Vylliam OCMV1511

Printed Name:

AS TO BUYER:

Helen Kin

Recorded in Public Records 04/05/2013 at 04:22 PM OR Book 6998 Page 575, Instrument #2013023929, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 MTG Stamps \$150.50 Int. Tax \$86.00

Prepared By:

QUINTAIROS, PRIETO, WOOD & BOYER P.A. 114 E Gregory Street, 2nd Floor Pensacola, Florida 32502 incidental to the issuance of a title insurance policy. File No.: 13P47

MORTGAGE

This MORTGAGE DEED, executed on April 1, 2013 by Helen Kim and Christopher Barberi, wife and husband,, whose post office address is 625 N 70th Avenue Pensacola, FL 32506, hereinafter called the MORTGAGOR, to Jay Sheppard, whose post office address is 19408 River Landing, Seminole, AL 36574, hereinafter called the MORTGAGEE:

(Wherever used herein the terms "MORTGAGOR" and "MORTGAGEE" shall include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "NOTE" includes all the notes herein described if more than one.)

WITNESSETH, that for good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the MORTGAGOR hereby grants, bargains, sells, aliens, remises, conveys and confirms unto the mortgagee all the certain land of which the MORTGAGOR is now seized and in possession situate in **Escambia** County, **Florida**, viz:

THE NORTH 189 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGIN AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTH HALF OF LOT 5, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, RUN THENCE EAST 231 FEET; THENCE NORTH 660 FEET; THENCE WEST 231 FEET; THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING. EXCEPT HALF OF RIGHT OF WAY FOR PUBLIC HIGHWAY ALONG SOUTH SIDE OF PROPERTY, EXCEPTING AND RESERVING THEREFROM A RIGHT OF WAY 30 FEET WIDE ALONG THE EASTERLY SIDE OF PROPERTY HEREIN CONVEYED FOR USE FOR PUBLIC HIGHWAY PURPOSES. LESS AND EXCEPT ANY PORTION WITHIN THE LEGAL DESCRIPTIONS IN OFFICIAL RECORDS BOOK 1144, PAGE 889 AND OFFICIAL RECORDS BOOK 3811, PAGE 470, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TO HAVE AND TO HOLD, the same, together with the tenements, hereditaments and appurtenances thereto belonging, and the rents, issue and profits thereof, unto the mortgagee, in fee simple.

AND the mortgagor covenants with the mortgagee that the mortgagor is indefeasibly seized of said land in fee simple; that the mortgagor has good right and lawful authority to convey said land as aforesaid; that the mortgagor will make such further assurances to perfect the fee simple title to said land in the mortgagee as may reasonably be required; that the mortgagor hereby fully warrants the title to said land will defend the same against the lawful claims of all persons whomsoever; and that said land is free and clear of all encumbrances

PROVIDED ALWAYS, that if said mortgagor shall pay unto said mortgagee the certain promissory note attached as **Exhibit "A"** hereto, and shall perform, comply with and abide by each and every covenants thereof, and of this mortgage, then this mortgage and the estate hereby created, shall cease, and be determined to be null and void.

AND the mortgagor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at any time; to keep the buildings now or hereafter on said land fully insured in a sum of not less than \$58,000.00 in a company or companies acceptable to the mortgagee, the policy or policies to be held by, and payable to, said mortgagee, and in the event any sum of money becomes payable by virtue of such insurance the mortgagee shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the mortgagor for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the mortgagee because of the failure of the mortgagor to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this mortgage, or either; to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the mortgagor fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this mortgage, or either, the mortgagee may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof at the highest lawful rate then allowed by the laws of the State of Florida.

BK: 6998 PG: 576

> IF any sum of money herein referred to be not promptly paid within Thirty days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by, then the entire sum mentioned in said note, and this mortgage, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the mortgagee, become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the mortgagee to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

IN WITNESS WHEREOF, MORTGAGOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Helen Kim

Christopher Barberi

STATE OF Florida COUNTY OF Escambia

THE FOREGOING INSTRUMENT was sworn and subscribed before me this Helen Kim and Christopher Barberi, wife and husband who are personally kn

NOTAL NOTAL

(SEAL)

Print Name:

My Commission Expires:

BK: 6998 PG: 577

PROMISSORY NOTE

\$43,000.00

Pensacola, Florida April 1, 2013

Maturity Date: December 1, 2019

FOR VALUE RECEIVED, Helen Kim (hereinafter called, whether one or more, the "Borrower"), promises to pay to the order of Jay Sheppard, his successors and assigns (hereinafter sometimes, together with any other holder of this Note, called "Lender"), at 19408 River Landing Road Seminole, AL 36574 or at such other place as Lender may from time to time designate the sum of FORTY THREE THOUSAND DOLLARS AND NO/100 (\$43,000.00). All payments made hereunder shall be credited first to lawful charges and the remainder to principal.

- 1. **NOTE**: This is an interest bearing Note and the principal sum shown above together with interest thereon from the date hereof calculated in accordance with the interest as calculated in paragraph 2 shall be payable in accordance with the payment provision pursuant to paragraph 3.
- 2. **INTEREST CALCULATION**: Interest will be computed on the basis of the actual number of days elapsed over an assumed 360-day year on the then outstanding principal balance. For the term of this Note the interest rate shall be a fixed rate of eight half percent (8.%) per annum simple interest.
- 3. **PAYMENT:** The Borrower hereby agrees to repay interest and principal to the Lender in regular monthly payments as follows: (a) **Regular Monthly Payments:** Beginning on May 1, 2013 and continuing on the same day of each and every month thereafter until and including December 1, 2019, at which time the remaining principal balance together with any accrued but unpaid interest, shall be due. The Borrower shall pay to the Lender regular monthly payments of principle and interest in an amount of \$700.00. This Note may be prepaid, at any time, in whole or in part. 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.
- 4. **DEFAULT**: In the event of any non-payment of any amount due hereunder that continues for FIFTEEN (15) days, or death or incompetency of the undersigned, or the filing by or against any of them of any bankruptcy, insolvency, or other proceedings for the relief of debtors under any state or federal law, or the making by any of them of any assignment for the benefit of creditors, or the failure to pay or supersede within thirty (30) days any judgment entered against any of them or the issuance of any writ of attachment or garnishment against any of the property of any of them, or the

BK: 6998 PG: 578 Last Page

failure of any of the undersigned to observe or perform any agreement of any nature whatsoever with the Lender, or if Lender deems itself insecure, this Note and all Obligations shall forthwith become immediately due and payable without demand or notice, at the option of Lender. After maturity, this Note shall bear interest at the highest legal rate. In the event any installment payment required hereunder is not paid within TEN (10) days after its due date, the undersigned agree to pay a late charge of one hundred and fifty dollars (\$150.00) to defray the costs of Lender incident to collecting such late payment. In the event the Lender to any other entity not affiliated with Lender assigns this Note, the default rate is limited to 18.00%.

- 5. ATTORNEYS' FEES: If any amount payable hereunder is not paid when due or declared due, this Note may be placed in the hands of an attorney at law for collection and, in that event, the undersigned agrees to pay all costs of collection, including any reasonable attorneys' fees and costs. Such attorneys' fees and costs shall include, but not be limited to, fees and costs incurred in all matters of collection and enforcement, construction and interpretation, before, during and after trial proceedings and appeals, as well as appearances in and connected with any bankruptcy proceedings or creditors' reorganization proceedings, or probate proceedings.
- 6. RATE CHARGED: In no event shall the interest charged hereunder be in excess of the legal maximum rate of interest (if any) allowed by applicable law as the law now exists or as the law may be changed in the future to allow higher rates of interest, and in the event that interest is charged at a rate in excess of the maximum rate allowed, any excess sums collected by the Lender shall be applied as reduction to principal, it being the intent of the undersigned hereof and the Lender that the undersigned pay no more and the Lender collect no more than the sums allowed using a lawful rate of interest.
- 7. **GENERAL**: Each party to this Note, whether maker, endorser or guarantor, hereby waives presentment for payment, demand, protest and notice of protest and assents to each and every extension or postponement of the time of payment or other indulgence, or to any substitution, addition, exchange or release of the security held by Lender. As used herein the word "Lender" shall include the payee and any subsequent holder hereof, and the word "Note" shall include this Note and any extension or renewal thereof. The word "Undersigned" wherever used herein shall be deemed to include any and all makers, endorsers and guarantors. The undersigned hereby acknowledge that they have received a completed copy of this Note, and agree to all of the terms contained herein.

1 Claren

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04342 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| HELEN KIM | JAY SHEPPARD |
|---------------------|---------------------|
| | 19408 RIVER LANDING |
| PENSACOLA, FL 32506 | SEMINOLE AL 36574 |

WITNESS my official seal this 18th day of September 2025.



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 November 5, 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. 04342, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

HELEN KIM

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

Dated this 19th day of September 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



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 November 5, 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. 04342, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11. TOWNSHIP 2 S. RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

HELEN KIM

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

Dated this 19th day of September 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:

625 N 70TH AVE 32506



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 November 5, 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. 04342**, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

HELEN KIM

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

Dated this 19th day of September 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

Personal Services:

HELEN KIM 625 NORTH 70TH AVE PENSACOLA, FL 32506

COMPTA O

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 SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1125.78

Document Number: ECSO25CIV040915NON

Agency Number: 25-009971

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04342 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: HELEN KIM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/26/2025 at 8:44 AM and served same on HELEN KIM , in ESCAMBIA COUNTY, FLORIDA, at 4:11 PM on 9/30/2025 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: CHRIS BARBERI, HUSBAND, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv

A. DUDA, CPS

Service Fee: Receipt No: \$40.00 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 November 5, 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. 04342, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

HELEN KIM

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

Dated this 19th day of September 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

Personal Services:

HELEN KIM 625 NORTH 70TH AVE PENSACOLA, FL 32506



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 SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1125.78

Document Number: ECSO25CIV041055NON

Agency Number: 25-010013

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT#04342 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: HELEN KIM

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:47 AM and served same at 4:11 PM on 9/29/2025 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

Ву:

A. DUDA,

Service Fee: Receipt No: \$40.00 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 November 5, 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. 04342, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

HELEN KIM

Unless said certificate shall be redeemed according to law, the property described therein will be said to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 19th day of September 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:

625 N 70TH AVE 32506



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.

HELEN KIM [1125-78] 625 NORTH 70TH AVE PENSACOLA, FL 32506

JAY SHEPPARD [1125-78] 19408 RIVER LANDING SEMINOLE AL 36574

9171 9690 0935 0127 1921 66

9171 9690 0935 0127 1921 73



9171 9690 0935 0127 1921 66

Clerk of the Circuit Court & Comptroller

auadient

0010/23/25

\$008.86 10/01/2025 ZIF 32503 043M31219251

Pensacola, FL 32502

Pam Childers

Official Records 221 Palafox Place, Suite 110

> HELEN KIM [1125-78] 625 NORTH 70TH AVE PENSACOLA, FL 32506
> PENSACOLA, FL 32506

NL 10-03-25

UNC

32502>5833 32506-440525

DE 1

RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

NIXIE

BC: 32502583335

Pam Childers Clerk of the Circuit Court & Comptroller

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

9171 9690 0935 0127 1921 73

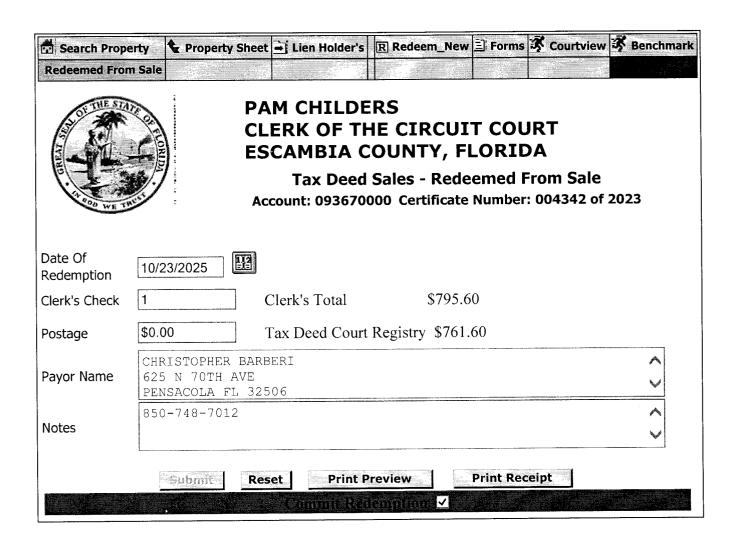
quadient

DOWNSON CO.

SEMINOLE AL 36574

NIXIE

TO SENDER





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 published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 04342

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, 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.

WIIPO.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:43:47-05'00'

PUBLISHER

Sworn to and subscribed before me this <u>23RD</u> day of <u>OCTOBER</u>

A.D., 2025

Cather Tuttle

Digitally signed by Heather Tuttle DN: c=US, o=The Escambia Sun Press LLC, dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025 10 23 09:44 41 -0500'

HEATHER TUTTLE NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04342, 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:

BEG 429 FT W OF SE COR OF LT 5 N 471 FT FOR POB CONT N 189 FT W 231 FT S 189 FT E 231 FT TO POB OR 6998 P 573 SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093670000 (1125-78)

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

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

Dated this 25th day of September 2025.

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

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

oaw-4w-10-02-09-16-23-2025