

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700151

Date of Tax Deed Application
Apr 19, 2017

This is to certify that **GARNET ROCK LLC - 642 US BANK % GARNET ROCK LLC-642**, holder of **Tax Sale Certificate Number 2015 / 301**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **01-3155-100**

Cert Holder:
GARNET ROCK LLC - 642 US BANK % GARNET ROCK LLC-642
PO BOX 645040 CINCINNATI, OH 45264-5040

Property Owner:
CONSTANT COFFEE OF
PENSACOLA LLC
615 SCENIC HWY
PENSACOLA, FL 32503
LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA
PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE Full legal
attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/301	01-3155-100	06/01/2015	4,133.56	206.68	4,340.24

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/262	01-3155-100	06/01/2016	4,121.54	6.25	206.08	4,333.87

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

- Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
- Total of Delinquent Taxes Paid by Tax Deed Applicant
- Total of Current Taxes Paid by Tax Deed Applicant
- Ownership and Encumbrance Report Fee
- Tax Deed Application Fee
- Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
- Total (Lines 1 - 6)

8,674.11

0.00

3968.27

200.00

175.00

13,017.38

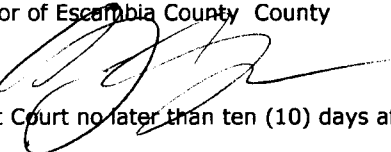
Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

- Clerk of Court Statutory Fee for Processing Tax Deed
- Clerk of Court Certified Mail Charge
- Clerk of Court Advertising Charge
- Clerk of Court Recording Fee for Certificate of Notice
- Sheriff's Fee
- Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
- Total (Lines 8 - 13)
- One-half Assessed Value of Homestead Property, if Applicable per F.S.
- Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
- Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
- Redemption Fee
- Total Amount to Redeem

6.25

Done this the 24th day of April, 2017 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale: 7/3/17

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
01-3155-100 2015

LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700151

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

GARNET ROCK LLC - 642 US BANK % GARNET ROCK LLC-642
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
01-3155-100	2015/301	06-01-2015	LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

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, ownership and encumbrance 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
GARNET ROCK LLC - 642 US BANK % GARNET ROCK
LLC-642
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2017
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)

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 ☒ Account
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 →

[Printer Friendly Version](#)

General Information		Assessments				
Reference:	052S295905019022	Year	Land	Imprv	Total	Cap Val
Account:	013155100	2016	\$57,662	\$149,635	\$207,297	\$207,297
Owners:	CONSTANT COFFEE OF PENSACOLA LLC	2015	\$57,662	\$140,480	\$198,142	\$198,142
Mail:	615 SCENIC HWY PENSACOLA, FL 32503	2014	\$57,662	\$140,136	\$197,798	\$197,798
Situs:	615 SCENIC HWY 32503	Disclaimer				
Use Code:	STORE/OFFICE/SFR	Amendment 1/Portability Calculations				
Taxing Authority:	PENSACOLA CITY LIMITS	★ File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2016 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
08/31/2012	6902	1480	\$133,200	WD	View Instr		
06/14/2012	6870	1720	\$165,000	WD	View Instr		
04/19/2011	6712	409	\$100	CT	View Instr		
10/2001	4786	974	\$325,000	WD	View Instr		
02/1988	2511	78	\$49,900	WD	View Instr		
06/1987	2421	386	\$44,900	SC	View Instr		
05/1984	1911	983	\$34,500	WD	View Instr		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							
Legal Description						Extra Features	
LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W...						CONCRETE PAVING PATIO WOOD FENCE	

Parcel Information

Launch Interactive Map

Section Map Id: CA002

Approx. Acreage: 0.3100

Zoned: R-NC

Evacuation & Flood Information

Open Report

100

80

140

80

100

50

50

60

60

60

50

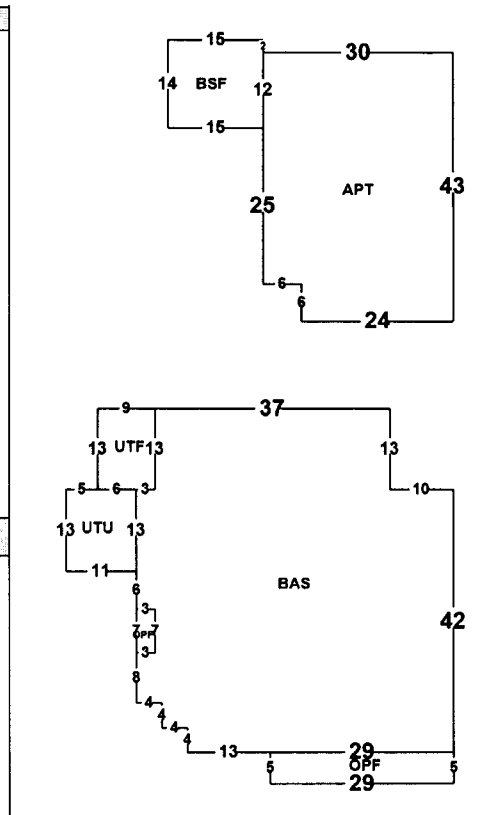
SCENIC HWY

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 615 SCENIC HWY, Year Built: 1988, Effective Year: 1988

Structural Elements
DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-VINYL SIDING FLOOR COVER-TILE/STAIN CONC/BRICK FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-10 NO. STORIES-2 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABL/HIP COMBO STORY HEIGHT-9 STRUCTURAL FRAME-WOOD FRAME
 Areas - 4402 Total SF APARTMENT - 1254 BASE AREA - 2512 BASE SEMI FIN - 210 OPEN PORCH FIN - 166 UTILITY FIN - 117 UTILITY UNF - 143



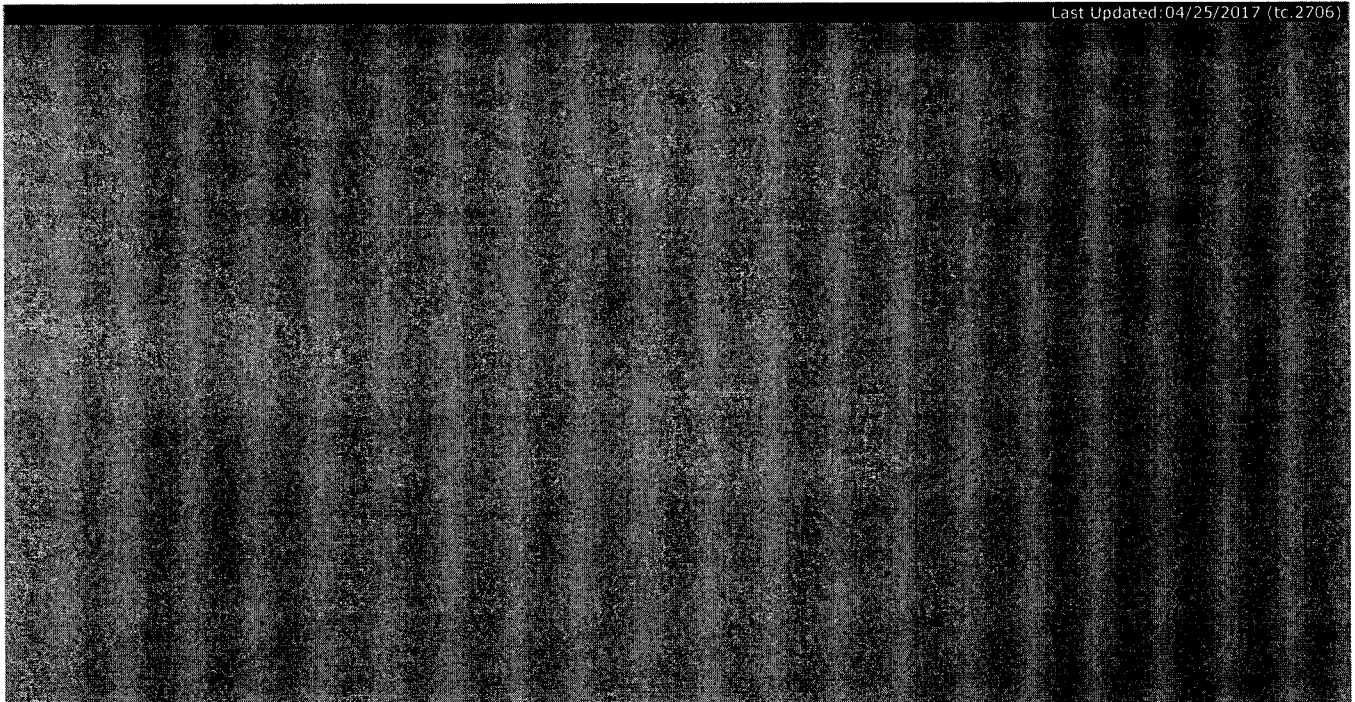
Images



2/19/14

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:04/25/2017 (tc.2706)



Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13507

April 25, 2017

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-25-1997, through 04-25-2017, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Constant Coffee of Pensacola, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

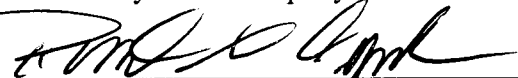
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

April 25, 2017

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13507

April 25, 2017

052S295905019022 - Full Legal Description

LTS 19 TO 22& S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE
RD NO 8 R/W LAW 64/648

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 13507

April 25, 2017

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$207,297.00. Tax ID 01-3155-100.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-3-2017

TAX ACCOUNT NO.: 01-3155-100

CERTIFICATE NO.: 2015-301

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

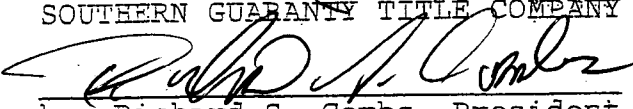
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Constant Coffee of Pensacola, LLC
615 Scenic Hwy.
Pensacola, FL 32503

Certified and delivered to Escambia County Tax Collector,
this 26th day of April, 2017.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

Prepared by and return to:
Stephen L. Walker, Attorney
Moulton McEachern & Walker
5041 Bayou Boulevard, Suite 300
Pensacola, Florida 32503

Property Reference No.: 05-2S-29-5905-019-022

STATUTORY WARRANTY DEED

THIS INDENTURE, made this 9/5 day of August, 2012 between CHARLES L. SWITZER FAMILY PARTNERSHIP, L.P., a Delaware limited partnership, 407 Navy Cove Boulevard, Gulf Breeze, Florida 32561 "**Grantor**," and CONSTANT COFFEE OF PENSACOLA, LLC, a Florida limited liability company, 615 Scenic Highway, Pensacola, Florida 32503 "**Grantee**."

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

SEE EXHIBIT "A" TO DEED
ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT to (i) taxes for the current year or subsequent years; (ii) zoning ordinances; (iii) restrictions and covenants of record which are not hereby reimposed; (iv) easements of record; and (v) oil, gas and mineral reservations and transfers of record.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

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

GRANTOR AND GRANTEE are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered
in the presence of:

CHARLES L. SWITZER FAMILY
PARTNERSHIP, L.P., a Delaware limited
partnership

By: C L SWITZER, INC., a Delaware
corporation, General Partner

Joanie Babb
Print Name: Joanie Babb

A. E. Schor
Print Name: Anna E. Schor

By: C. L. Switzer
Print Name: C. L. Switzer
Its: General Partner

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 31 day of August, 2012 by C. L. Switzer, as General Partner of C L SWITZER, INC., a Delaware corporation, on behalf of the corporation, as General Partner of CHARLES L. SWITZER FAMILY PARTNERSHIP, L.P., a Delaware limited partnership, on behalf of the partnership, who (check one)

- ☒ Is personally known to me; or
☐ Produced the following identification:

Suzanne Claire Rayfield
Notary Public, State of Florida
Print Name: Suzanne Claire Rayfield

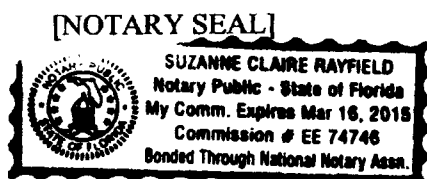


EXHIBIT "A" TO DEED

THE FOLLOWING PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ESCAMBIA AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a point of curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (CH=157.44 feet; CH BRG=SOUTH 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 80.00 feet to the Point of Beginning. The above described parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 00301 of 2015

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 18, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CONSTANT COFFEE OF PENSACOLA LLC
615 SCENIC HWY
PENSACOLA, FL 32503

WITNESS my official seal this 18th day of May 2017.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 3, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GARNET ROCK LLC- 642 US BANK % GARNET ROCK LLC- 642** holder of **Tax Certificate No. 00301**, issued the **1st day of June, A.D., 2015** 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:

LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013155100 (17-283)

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

CONSTANT COFFEE OF PENSACOLA 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** Monday in the month of July, which is the **3rd day of July 2017**.

Dated this 18th day of May 2017.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

615 SCENIC HWY 32503



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

**CONSTANT COFFEE OF PENSACOLA
LLC
615 SCENIC HWY
PENSACOLA, FL 32503**

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



By:
Emily Hogg
Deputy Clerk

CONSTANT COFFEE OF PENSACOLA
LLC [17-283]
615 SCENIC HWY
PENSACOLA, FL 32503

9171 9690 0935 0129 0780 17

5/19/17 delivered ✓

contact ✓

Tracking Number: 9171969009350129078017



Delivered

See Avail

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

DATE & TIME	STATUS OF ITEM	LOCATION
May 19, 2017, 2:41 pm	Delivered, Left with Individual	PENSACOLA, FL 32503
Your item was delivered to an individual at the address at 2:41 pm on May 19, 2017 in PENSACOLA, FL 32503.		
May 19, 2017, 12:57 am	Departed USPS Origin Facility	PENSACOLA, FL 32522
May 18, 2017, 7:09 pm	Arrived at USPS Origin Facility	PENSACOLA, FL 32522
May 18, 2017, 5:19 pm	Departed Post Office	PENSACOLA, FL 32502

[Help](#)**Product Tracking & Reporting**[Home](#)[Search](#)[Reports](#)[Manual Entry](#)[Rates/
Commitments](#)[PTR / EDW](#)[USPS Corporate
Accounts](#)

June 14, 2017

USPS Tracking Intranet**Delivery Signature and Address**

Tracking Number: 9171 9690 0935 0129 0780 17 ✓

This item was delivered on 05/19/2017 at 14:41:00

[< Return to Tracking Number View](#)

Signature	Signature X	<i>Lance Hooten</i>
	Printed Name	<i>Lance Hooten</i>
Address	Delivery Address	<i>615 scenic</i>

Enter up to 35 items separated by commas.

Select Search Type: Product Tracking & Reporting, All Rights Reserved
Version: 12.8.0.0.8

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-283

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV024881NON

Agency Number: 17-007968

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT #00301 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CONSTANT COFFEE OF PENSACOLA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/18/2017 at 2:14 PM and served same at 1:17 PM on 5/22/2017 in ESCAMBIA COUNTY, FLORIDA, by serving CONSTANT COFFEE OF PENSACOLA LLC , the within named, to wit: PHILIP SWITZER, OWNER.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

K Gallagher 927

K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON July 3, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GARNET ROCK LLC- 642 US BANK % GARNET ROCK LLC- 642** holder of **Tax Certificate No. 00301**, issued the **1st day of June, A.D., 2015** 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:

LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 528 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013155100 (17-283)

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

CONSTANT COFFEE OF PENSACOLA 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 Monday** in the month of July, which is the **3rd day of July 2017**.

Dated this 18th day of May 2017.

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

Personal Services:

CONSTANT COFFEE OF PENSACOLA LLC

**615 SCENIC HWY
PENSACOLA, FL 32503**

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



By:
Emily Hogg
Deputy Clerk

RECEIVED
MAY 18 2 10
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

17-283

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO17CIV024871NON

Agency Number: 17-008002

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 00301 2015

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE CONSTANT COFFEE OF PENSACOLA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/18/2017 at 2:15 PM and served same at 1:17 PM on 5/22/2017 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:


K. GALLAGHER, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 526 FOR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

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Post Property:

615 SCENIC HWY 32503

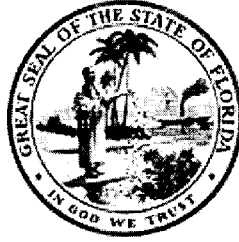


**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

RECEIVED
 2017 MAY 18 2:15
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 013155100 Certificate Number: 000301 of 2015**

**Payor: CONSTANT COFFEE OF PENSACOLA LLC 615 SCENIC HWY PENSACOLA, FL 32503
Date 06/26/2017**

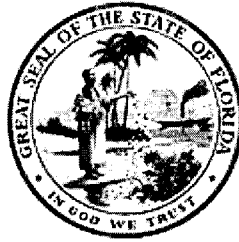
Clerk's Check #	5503551813	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$13,609.41
		Postage	\$5.26
		Researcher Copies	\$3.00
		Total Received	\$14,087.92

PAM CHILDERS
Clerk of the Circuit Court

Received By: _____
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2015 TD 000301

Redeemed Date 06/26/2017

Name CONSTANT COFFEE OF PENSACOLA LLC 615 SCENIC HWY PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$13,609.41
Postage = TD2	\$5.26
ResearcherCopies = TD6	\$3.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 013155100 Certificate Number: 000301 of 2015

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 07/03/2017	Redemption Date 06/26/2017
Months	3	2
Tax Collector	\$13,017.38	\$13,017.38
Tax Collector Interest	\$585.78	\$390.52
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$13,609.41	\$13,414.15 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$20.25	\$13.50
Total Clerk	\$470.25	\$463.50 CH
Postage	\$5.26	\$5.26
Researcher Copies	\$3.00	\$3.00
Total Redemption Amount	\$14,087.92	\$13,885.91
	Repayment Overpayment Refund Amount	\$202.01 + 40.00 = \$242.01

redeemer

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 29, 2017

CONSTANT COFFEE OF PENSACOLA LLC
615 SCENIC HWY
PENSACOLA FL 32503

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2015 TD 000301

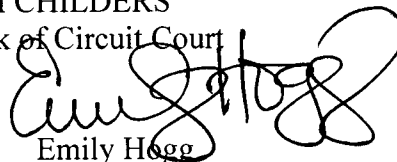
\$242.01

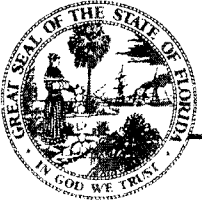
TOTAL \$242.01

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 29, 2017

GARNET ROCK LLC-642 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

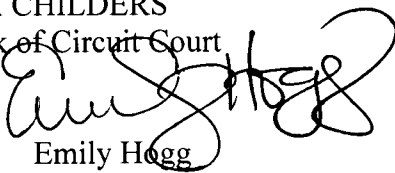
TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 000301	\$450.00	\$13.50	\$463.50
2015 TD 006292	\$450.00	\$13.50	\$463.50

TOTAL \$927.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED

SALE 07-03-2017 - TAX CERTIFICATE # 00301

in the CIRCUIT Court
 was published in said newspaper in the issues of

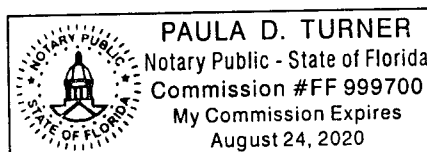
JUNE 1, 8, 15, 22, 2017

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

PUBLISHER

Sworn to and subscribed before me this 22ND day of JUNE
 A.D., 2017

PAULA D. TURNER
 NOTARY PUBLIC



NOTICE OF APPLICATION FOR TAX DEED

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LTS 19 TO 22 & S 60 FT LTS 23 & 24
 BLK 22 EAST PENSACOLA PLAT DB
 77 P 520 OR 6902 P 1480 LESS STATE
 RD NO 8 R/W LAW 64/648 SECTION 05,
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PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-06-01-08-15-22-2017