



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

0423-55

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154	Application date	Jul 14, 2022
Property description	COOLWATERBEACH LLC 906 LARGO DR PENSACOLA BEACH, FL 32561 906 LARGO DR 17-1063-500 LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11	Certificate #	2020 / 9041
		Date certificate issued	06/01/2020

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)
# 2020/9041	06/01/2020	5,433.97	271.70	5,705.67
→ Part 2: Total*				5,705.67

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)
# 2022/7641	06/01/2022	6,556.40	6.25	327.82	6,890.47
# 2021/7016	06/01/2021	5,743.21	6.25	287.16	6,036.62
Part 3: Total*					12,927.09

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)	18,632.76
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)	19,007.76

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

Sign here:

Signature Tax Collector or Designee

Escambia, Florida

Date July 27th, 2022

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. 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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *76.25*

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: 2200532

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

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
17-1063-500	2020/9041	06-01-2020	LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

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
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

07-14-2022
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

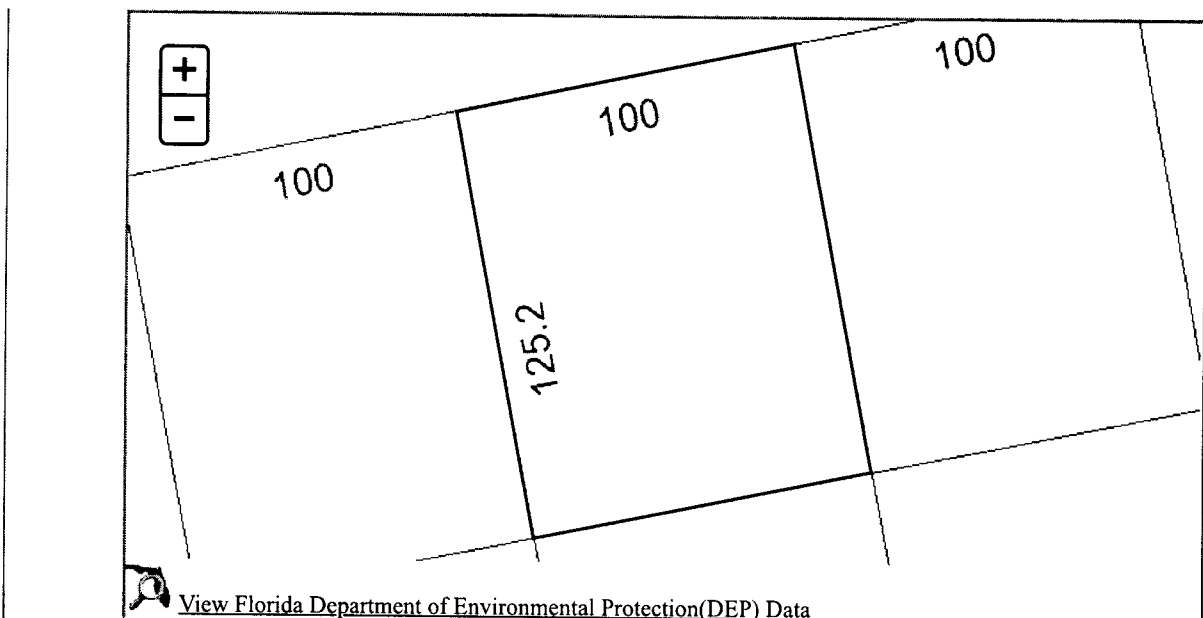
← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

General Information		Assessments				
Parcel ID:	2825262150015028	Year	Land	Imprv	Total	Cap Val
Account:	171063500	2021	\$180,000	\$257,541	\$437,541	\$407,640
Owners:	COOLWATERBEACH LLC	2020	\$145,000	\$225,582	\$370,582	\$370,582
Mail:	906 LARGO DR PENSACOLA BEACH, FL 32561	2019	\$145,000	\$209,623	\$354,623	\$337,965
Situs:	906 LARGO DR 32561	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA BEACH	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data MLS Listing #613338						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
05/01/2015	7345	1363	\$100	LI		Legal Description LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11	
08/29/2014	7220	1953	\$100	LI			
05/22/2014	7174	1000	\$335,000	LI			
04/2004	5392	511	\$100	LI			
08/2002	4964	733	\$290,000	LI			
06/1992	3197	296	\$100,600	WD			
01/1991	3113	724	\$89,900	CT		Extra Features None	
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Parcel Information	Launch Interactive Map
Section Map Id: PB011	
Approx. Acreage: 0.2874	
Zoned: LDR-PB	
Evacuation & Flood Information Open Report	



View Florida Department of Environmental Protection(DEP) Data

Buildings

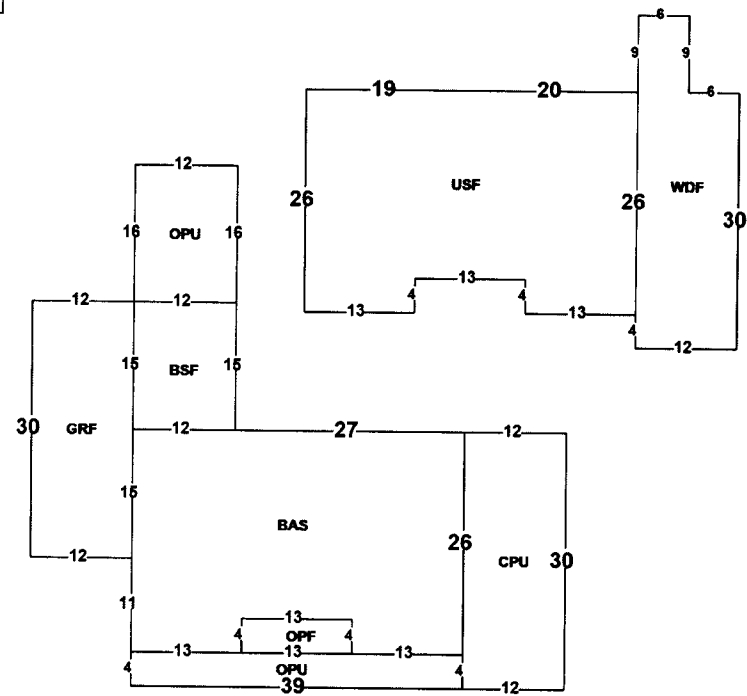
Address:906 LARGO DR, Year Built: 1965, Effective Year: 1985, PA Building ID#: 31221

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-VINYL SIDING
 FLOOR COVER-TILE/STAIN CONC/BRICK
 FOUNDATION-PILINGS
 HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-6
 NO. STORIES-2
 ROOF COVER-DIMEN/ARCH SHNG
 ROOF FRAMING-GABLE
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

Areas - 3638 Total SF

BASE AREA - 962
 BASE SEMI FIN - 180
 CARPORT UNF - 360
 GARAGE FIN - 360
 OPEN PORCH FIN - 52
 OPEN PORCH UNF - 348
 UPPER STORY FIN - 962
 WOOD DECK FIN - 414



Images



10/15/2019 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC CAPITAL ONE NA AS COLLATER** holder of **Tax Certificate No. 09041**, issued the **1st day of June, A.D., 2020** 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0423-55)

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

COOLWATERBEACH 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 April, which is the **3rd day of April 2023**.

Dated this 24th day of August 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 17-1063-500 CERTIFICATE #: 2020-9041

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

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

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

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

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

Period Searched: January 17, 2003 to and including January 17, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: January 22, 2023

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

January 22, 2023

Tax Account #: **17-1063-500**

1. The Grantee(s) of the last deed(s) of record is/are: **COOLWATERBEACH LLC**
By Virtue of Assignment of Leasehold Interest recorded 5/18/2015 in OR 7345/1363
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **None**
4. Taxes:
Taxes for the year(s) 2019-2021 are delinquent.
Tax Account #: 17-1063-500
Assessed Value: \$448,404.00
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): **SANTA ROSA ISLAND AUTHORITY**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2023

TAX ACCOUNT #: 17-1063-500

CERTIFICATE #: 2020-9041

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

COOLWATERBEACH LLC
906 LARGO DR
PENSACOLA BEACH, FL 32561

COOLWATERBEACH LLC
1417 OLD MILL LANE
JENKINTOWN, PA 19046

SANTA ROSA ISLAND AUTHORITY
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

Certified and delivered to Escambia County Tax Collector, this 22nd day of January, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

January 22, 2023

Tax Account #:17-1063-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-1063-500(0423-55)

AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 513235560-38759550 *R*

This document prepared by:
HEATHER MAYER, ESQ.
PO BOX 551121
JACKSONVILLE, FL 32255
716-634-3405

Tax ID No.: 282S26-2150-015-028

ASSIGNMENT OF LEASEHOLD INTEREST
SANTA ROSA ISLAND IN ESCAMBIA COUNTY, FLORIDA

THIS ASSIGNMENT made and entered into on this 1 day of May, 2015, by and between
GUARDNURSE, LLC, a mailing address of 103 CHURCH STREET UNIT 10, PHILADELPHIA, PA
19106, hereinafter referred to as Assignor(s) and COOLWATERBEACH, LLC, a mailing address of 906
LARGO DRIVE, PENSACOLA BEACH, FL 32561, hereinafter referred to as Assignee(s).

WITNESSETH: That the said Assignor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00)
DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day grant, convey, sell,
assign, and transfer all of the right, title, and interest of Assignor in said lease and demised premises, and all
the improvements thereon, and all interest which may be hereafter acquired by Assignor in said leasehold
estates to the said Assignee(s) the following described real estate located in ESCAMBIA County, FLORIDA:

LOT 15, BLOCK 28, IN FIRST ADDITION TO RESIDENTIAL SUBDIVISION "VILLA SEGUNDA"
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 4 AT PAGE 17 OF ESCAMBIA COUNTY,
STATE OF FLORIDA.

APN: 282S26-2150-015-028

PROPERTY COMMONLY KNOWN AS: 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561

Prior instrument reference: BOOK: 7174 PAGE: 10000, Recorded: 05/28/2014

SUBJECT TO TAXES FOR THE CURRENT YEAR AND LATER YEARS, AND ALL VALID
EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, WHICH ARE HEREBY REIMPOSED;
AND ALSO SUBJECT TO ANY CLAIM, RIGHT, TITLE OR INTEREST ARISING FROM ANY
RECORDED INSTRUMENT RESERVING, CONVEYING, LEASING, OR OTHERWISE ALIENATING
ANY INTEREST IN THE OIL, GAS AND OTHER MINERALS.

BY ACCEPTANCE OF THIS ASSIGNMENT, ASSIGNEE HEREBY ASSUMES AND AGREES
TO COMPLY WITH THE PROVISIONS OF THE AFORESAID LEASE AND HOLD ASSIGNOR
HARMLESS FROM ANY LIABILITY THEREUNDER FROM THIS DATE FORWARD. ASSIGNOR
COVENANTS THAT ASSIGNOR IS THE OWNER OF THE ABOVE LEASEHOLD ESTATE; THAT
ASSIGNOR HAS A GOOD RIGHT TO TRANSFER THE SAME; THAT THE PROPERTY IS FREE OF
ANY LIEN OR ENCUMBRANCE NOT SHOWN ABOVE; THAT THE ASSIGNEE MAY AT ALL

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

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

Name of Roadway: Largo Drive

PROPERTY COMMONLY KNOWN AS: 906 LARGO DRIVE, PENSACOLA BEACH, FL 32561

The County has not accepted the abutting roadway for maintenance.

Maintained by SRIA.

This form completed by:

AS TO SELLER(S)

GUARDNURSE, LLC

BY
NAME:
TITLE:

Talia Owens
Member

WITNESSES:

Courtney Selby
NAME: Courtney Selby
NAME:

AS TO BUYER(S)

COOLWATERBEACH, LLC

BY
NAME:
TITLE:

Talia Owens
Member

WITNESSES:

Courtney Selby
NAME: Courtney Selby
NAME:

TIMES PEACEABLE AND QUIETLY ENTER UPON, HOLD, OCCUPY, AND ENJOY SAID LEASEHOLD ESTATE; THAT THE ASSIGNOR SHALL MAKE SUCH FURTHER ASSURANCES TO PERFECT THE LEASEHOLD ESTATE IN SAID PROPERTY AND EVERY PART THEREOF; AND THAT ASSIGNOR WARRANTS THE LEASEHOLD TITLE AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

Tax ID No.: 282S26-2150-015-028

IN WITNESS WHEREOF, the said Assignor(s) has/have signed and sealed this deed, the day and year above written.

GUARDNURSE, LLC

BY
NAME:
TITLE:

Jakia Cantel
Member

WITNESSES:

Shirley
NAME: Shirley

Michael
NAME: Michael
Louisiana

STATE OF St. Charles
COUNTY OF St. Charles

The foregoing instrument was acknowledged before this 1st day of MAY, 2015 by Jakia Cantel as Guardnurse, LLC on behalf of the corporation/company. He/she is personally known to me or has produced: Florida Driver's as identification. James

(SEAL)
Notary Public
State of Louisiana
My commission expires: At Death

JAMIE HAYDEL MANCUSO
7 STOREHOUSE LANE
DESTERHAN, LA 70047
NOTARY #: 65692
COMMISSIONED FOR LIFE
ST. CHARLES PARISH

The facts stated in this document have been sworn to by the parties described herein. This document has not been prepared by said Notary, and the parties hereto do waive and release said Notary from any liability and responsibility incurred from defect and/or compliance with Louisiana Law.

Prepared by:
Stephen R. Moorhead
McDonald Fleming Moorhead
Attorneys At Law
4300 Bayou Blvd., Suite 13
Pensacola, FL 32503
04-0642

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COUTY OF ESCAMBIA COUNTY, FLORIDA,
hereby certify:

That the correct recording reference for a subdivision of a portion of the First Addition to Villa
Segunda on Santa Rosa Island in Escambia County, Florida, is Plat Book 4 at Page 59, 59A and 59B
and not Plat Book 4 at Page 17 as erroneously referenced in that certain Warranty Deed recorded in
Official Records Book 2745 at Page 0477 and as erroneously referenced in prior deeds recorded
conveying the property described therein, all of the public records of Escambia County, Florida.



ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Judy Leatherwood
Judy Leatherwood, Deputy Clerk

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 14th day of January, 2005, by
Judy Leatherwood, Deputy Clerk to Ernie Lee Magaha, Clerk of the Circuit Court of Escambia
County, Florida, who is personally known to me.



Ernie Lee Magaha, Clerk of the Circuit Court

Rebecca C. Cavan
~~NOTARY PUBLIC~~ Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 09041 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

COOLWATERBEACH LLC SANTA ROSA ISLAND AUTHORITY
906 LARGO DR 25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561 PENSACOLA BEACH, FL 32561

COOLWATERBEACH LLC
1417 OLD MILL LANE
JENKINTOWN, PA 19046

WITNESS my official seal this 16th day of February 2023.



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 April 3, 2023, 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 TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 09041, issued the 1st day of June, A.D., 2020 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0423-55)

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

COOLWATERBEACH 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 April, which is the **3rd day of April 2023**.

Dated this 16th day of February 2023.

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:

906 LARGO DR 32561



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 09041, issued the 1st day of June, A.D., 2020 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 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 171063500 (0423-55)

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

COOLWATERBEACH 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 April, which is the 3rd day of April 2023.

Dated this 16th day of February 2023.

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:

COOLWATERBEACH LLC
906 LARGO DR
PENSACOLA BEACH, FL 32561

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-55

Document Number: ECSO23CIV007092NON

Agency Number: 23-004069

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09041 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE COOLWATERBEACH LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/28/2023 at 9:16 AM and served same at 9:34 AM on 3/1/2023 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

004069

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 April 3, 2023, 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.

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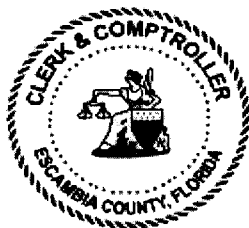
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Dated this 16th day of February 2023.

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Post Property:

906 LARGO DR 32561



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0423-55

Document Number: ECSO23CIV007206NON

Agency Number: 23-004026

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09041 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: COOLWATERBEACH LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/28/2023 at 9:14 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for COOLWATERBEACH LLC , Writ was returned to court UNEXECUTED on 3/1/2023 for the following reason:

THIS IS A VACATION RENTAL AND NO ONE IS LIVING THERE. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

 924

L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

WARNING

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Personal Services:

COOLWATERBEACH LLC
906 LARGO DR
PENSACOLA BEACH, FL 32561

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Dated this 16th day of February 2023.

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:

COOLWATERBEACH LLC
906 LARGO DR
PENSACOLA BEACH, FL 32561

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

COOLWATERBEACH LLC [0423-55]
906 LARGO DR
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2247 50

SANTA ROSA ISLAND AUTHORITY
[0423-55]
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

9171 9690 0935 0128 2247 43

COOLWATERBEACH LLC [0423-55]
1417 OLD MILL LANE
JENKINTOWN, PA 19046

9171 9690 0935 0128 2247 36

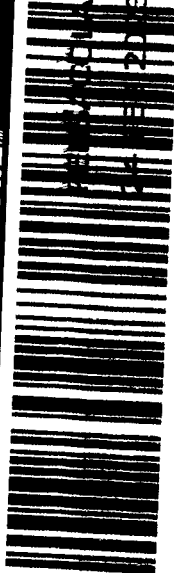
Contact

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



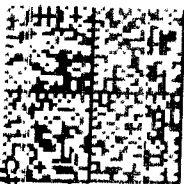
PENSACOLA FL 32502
JUL 11 2008 PM 1:15

quadrant

FIRST-CLASS MAIL
IM:

\$006 85 9

US POSTAGE



9171 9690 0935 0128 2247 50

COOLWATERBEACH LLC [0423-55]

906 LARGO DR

PENSACOLA BEACH, FL 32561

WALL

244 P.E.

00023/01/13

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTP

EC: 3250228123

*2518-05126-04-20

3250228123

32561-223606

JP

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

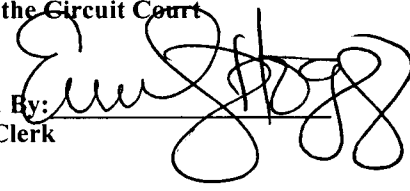
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 171063500 Certificate Number: 009041 of 2020**

**Payor: UBS FINANCIAL SERVICES 3560 LENOX RD NE STE 2800 ATLANTA GA 30326 Date
3/24/2023**

Clerk's Check #	86839161	Clerk's Total	\$517.66
Tax Collector Check #	1	Tax Collector's Total	\$21,580.06
		Postage	\$20.64
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$22,135.26

\$21,803.30

**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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**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 # 2020 TD 009041

Redeemed Date 3/24/2023

Name UBS FINANCIAL SERVICES 3560 LENOX RD NE STE 2800 ATLANTA GA 30326

Clerk's Total = TAXDEED	\$517.56 \$21,765.66
Due Tax Collector = TAXDEED	\$21,580.06
Postage = TD2	\$20.64
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 171063500 Certificate Number: 009041 of 2020

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/3/2023"/>	Redemption Date <input type="text" value="3/24/2023"/> 
Months	9	8
Tax Collector	<input type="text" value="\$19,007.76"/>	<input type="text" value="\$19,007.76"/>
Tax Collector Interest	\$2,566.05	\$2,280.93
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$21,580.06	<input type="text" value="\$21,294.94"/> <i>IC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$61.56	\$54.72
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$20.64"/>	<input type="text" value="\$20.64"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$22,135.26	\$21,843.30
	Repayment Overpayment Refund Amount	\$291.96
Book/Page	<input type="text" value="8849"/>	<input type="text" value="336"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8849, Page 336, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 09041, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **171063500 (0423-55)**

DESCRIPTION OF PROPERTY:

LT 15 BLK 28 1ST ADDN VILLA SEGUNDA PB 4 P 17 OR 7345 P 1363 SHEET 11

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

NAME IN WHICH ASSESSED: COOLWATERBEACH LLC

Dated this 24th day of March 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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Dated this 24th day of February 2023.

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

4WR3/8-3/29TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2020-TD-09041 in the Escambia County Court was published in said newspaper in and was printed and released on March 8, 2023; March 15, 2023; March 22, 2023; and March 29, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, 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 of the said newspaper.

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024