

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

0821-25

Part 1: Tax Deed	Application Info	mation					
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER PO BOX 54347 NEW ORLEANS, LA 70154		Application date		Aug 17, 2020		
Property description	CONSTANT COFFEE OF PENSACOLA LLC 615 SCENIC HWY PENSACOLA, FL 32503 615 SCENIC HWY 01-3155-100 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.)			Certificate # Date certificate issued		2018 / 258 06/01/2018	
Part 2: Certificate	es Owned by App	licant an	d Filed wi	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	Colum er Date of Certif			olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/258	06/01/2	018		4,213.14		210.66	4,423.80
		· · · · · · · · · · · · · · · · · · ·				→Part 2: Total*	4,423.80
Part 3: Other Cer	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F	-ee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/307	06/01/2020		4,545.03		6.25	227.25	4,778.53
# 2019/295	06/01/2019		4,472.12		6.25	223.61	4,701.98
				. , , , , , , , , , , , , , , , , , , ,		Part 3: Total*	9,480.51
Part 4: Tax Colle	ector Certified An	ounts (Li	ines 1-7)				
1. Cost of all certi	ficates in applicant's	possessio	n and othe			d by applicant of Parts 2 + 3 above)	13,904.31
2. Delinquent taxe	es paid by the applic	ant	Marie .	7272			0.00
3. Current taxes p	paid by the applicant	***************************************					0.00
4. Property inform	nation report fee			*** al-10			200.00
5. Tax deed appli	cation fee			·		***	175.00
6. Interest accrue	d by tax collector un	der s.197.5	i42, F.S. (s	ee Tax Collecto	r Instr	uctions, page 2)	0.00
7.					To	tal Paid (Lines 1-6)	14,279.31
I certify the above in have been paid, and	nformation is true and	the tax ce	rtificates, ir tatement is	nterest, property attached.	/ inforr	nation report fee, an	d tax collector's fees
digit floro: CF GD CF	ature, Tax Collector or Des	,			Date	Escambia, Florida August 25th, 202	

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

Par	t 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 h	nere: Date of sale08/02/2021

INSTRUCTIONS + 6.25

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.

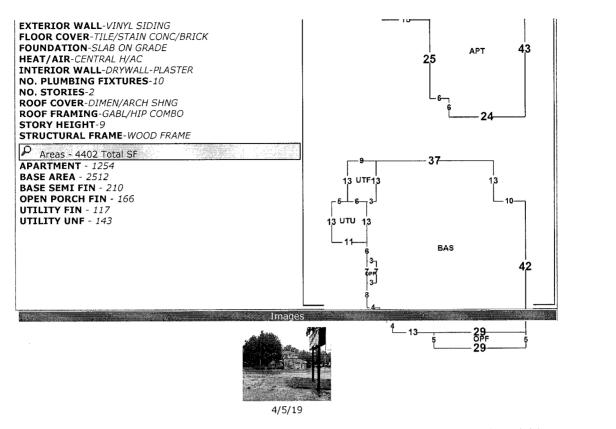
LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

APPLICATION FOR TAX DEED

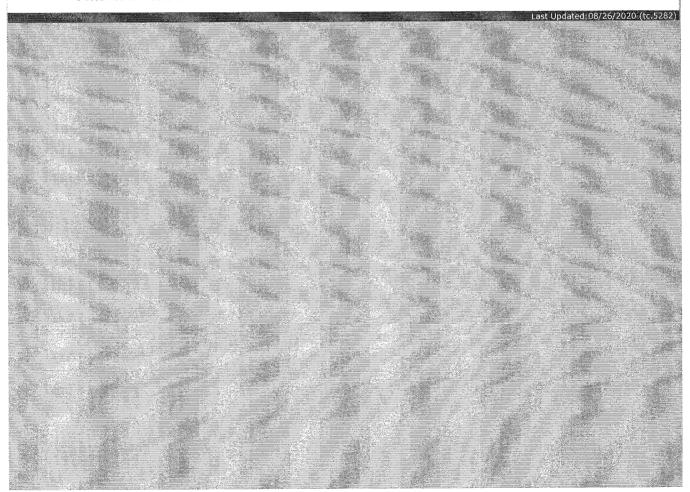
Section 197.502, Florida Statutes

Application Number: 2000677

To: Tax Collector of <u>E</u>	SCAMBIA COUNTY	_, Florida	
I,			
TLGFY, LLC CAPITAL ONE,	N.A., AS COLLATER		
PO BOX 54347 NEW ORLEANS, LA 70154	4		
·	•	e same to the Tax	Collector and make tax deed application thereon:
	s and nordby sunsmust the	s dame to the rax	Concolor and make tax does application alereon.
Account Number	Certificate No.	Date	Legal Description
01-3155-100	2018/258	06-01-2018	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 to 	axes, if due and		
 redeem all outsta 	inding tax certificates plus	interest not in my	possession, and
 pay all delinquen 	t and omitted taxes, plus in	nterest covering th	e property.
 pay all Tax Collect Sheriff's costs, if a 		ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possessio		cation is based and	d all other certificates of the same legal description
Electronic signature on fil			
TLGFY, LLC CAPITAL O PO BOX 54347	NE, N.A., AS COLLATER		
NEW ORLEANS, LA 70)154		
			08-17-2020 Appliesting Date
Appli	cant's signature		Application Date



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.





Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Assessments

Land

\$81,024

Year

2020

Sale List

Total

\$249,175

Printer Friendly Version

Cap Val

\$249,175

\$232,421

\$224,917

 Account O Reference Navigate Mode Reference: 052S295905019022 Account: 013155100 Owners: CONSTANT COFFEE OF PENSACOLA LLC 615 SCENIC HWY Mail: PENSACOLA, FL 32503 Situs: 615 SCENIC HWY 32503 Use Code: STORE/OFFICE/SFR A

Taxing Authority: Tax Inquiry: PENSACOLA CITY LIMITS

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector

2019 \$70,221 \$162,200 \$232,421 2018 \$70,221 \$154,696 \$224,917 **Disclaimer**

Imprv

\$168,151

.....

Tax Estimator

> File for New Homestead Exemption Online

Sales Data Sale Date Book Page Value Type Official Records (New Window) 08/31/2012 6902 1480 \$133,200 WD View Instr 06/14/2012 6870 1720 \$165,000 WD View Instr

 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
Compteller

2020 Certified Roll Exemptions

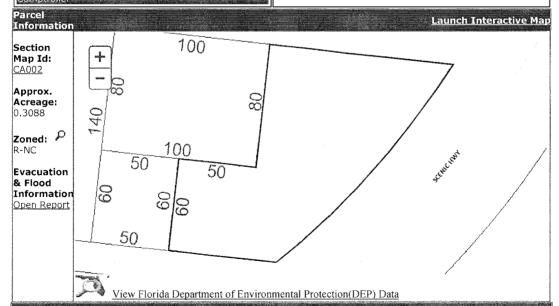
None

egal 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...

Extra Features

CONCRETE PAVING PATIO WOOD FENCE



Buildings

Address:615 SCENIC HWY, Year Built: 1988, Effective Year: 1988, PA Building ID#: 4256

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020072041 8/31/2020 11:14 AM
OFF REC BK: 8360 PG: 22 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC CAPITAL ONE NA AS COLLATER holder of Tax Certificate No. 00258, issued the 1st day of June, A.D., 2018 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 (0821-25)

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 August, which is the 2nd day of August 2021.

Dated this 31st day of August 2020.

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.

COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

This Instrument Was Prepared By And Is To Be Returned To: Charles Williams Emerald Coast Utilities Authority 9255 Sturdevant Street Pensacola, Florida 32514-0311

NOTICE OF LIEN



STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

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

Customer: CONSTANT COFFEE OF PENSACOLA LLC

Account Number: 346605-62456
Amount of Lien: \$ 566.93 , together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.
This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.
Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.
Dated: 02/09/18
BY:
STATE OF FLORIDA COUNTY OF ESCAMBIA The foregoing instrument was acknowledged before me this day of February, 2018, by Charles Williams of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.
Notary Public - State of Florida

Order: QuickView_Gtr Gte
Doc: FLESCA:7854-01746~12033

Requested By: codycampbell, Printed: 5/19/2021 3:02 PM

RWK:ls Revised 05/31/11

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 I.E. Kauser in January 1893, and recorded in Deed Book 77, page 520 of the Public Records of Escambia County, Florida; there go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Cervantes Street (50 foot right of way); thence go South 39 degrees 31 minutes 45 seconds West along the Westerty 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 East a distance of 69.50 feet; thence go North 87 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go North 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 92 degrees 49 minutes 00 seconds East a distance of 50.00 feet; thence go North 93 degrees

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

Print Name:

Its: COENERAL

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 Partr 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)

X

Is personally known to me; or

Produced the following identification:

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

[NOTARY SEAL]

SUZANNE CLAIRE RAYFIELD Notary Public - State of Fiorida Ay Comm. Expires Mar 16, 2015 Commission # EE 74748 Bonded Through National Notary Ass

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 $9/\sqrt{2}$ 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.

PROPERTY INFORMATION REPORT

May 20, 2021 Tax Account #:01-3155-100

LEGAL DESCRIPTION EXHIBIT "A"

LTS 19 TO 22 & S 60 FT OF 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 01-3155-100 (0821-25)

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: AUG 02, 2021 TAX ACCOUNT #: ______ 01-3155-100 **CERTIFICATE #:** _______ 2018-258 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 X Notify City of Pensacola, P.O. Box 12910, 32521 X Notify Escambia County, 190 Governmental Center, 32502 X Homestead for 2020 tax year. CONSTANT COFFEE OF PENSACOLA, LLC **EMERALD COAST UTILITIES AUTHORITY** 615 SCENIC HIGHWAY 9255 STURDEVANT STREET PENSACOLA, FL 32503 PENSACOLA, FL 32514 Certified and delivered to Escambia County Tax Collector, this 20 May 2021.

PERDIDO TITLE & ABSTRACT, INC.

MANALL

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

CONTINUATION PAGE

May 20, 2021

Tax Account #:01-3155-100

- 1. The Grantee(s) of the last deed(s) of record is/are: CONSTANT COFFEE OF PENSACOLA, LLC
 - By Virtue of Warranty Deed recorded 09/04/2012 OR 6902/1480
- 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. Lien in favor of Emerald Coast Utilities Authority recorded 02/15/2018 OR 7854/1746
- 4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #:01-3155-100 Assessed Value: \$249,175 Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a 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.



PROPERTY INFORMATION REPORT

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

SCOTT LUNSFORD, ESC	CAMBIA COUNTY TAX COLLEC	TOR	
TAX ACCOUNT #:	01-3155-100	CERTIFICATE #:	2018-258
REPORT IS LIMITED TO	ITLE INSURANCE. THE LIABILI THE PERSON(S) EXPRESSLY II TAS THE RECIPIENT(S) OF THE	DENTIFIED BY NAME IN	N THE PROPERTY
listing of the owner(s) of retax information and a listin encumbrances recorded in title to said land as listed or	red in accordance with the instruction ecord of the land described herein to ag and copies of all open or unsatisficate Official Record Books of Escamen page 2 herein. It is the responsibility copy of any document listed is not responsible.	gether with current and del ed leases, mortgages, judgrabia County, Florida that ap ity of the party named above	inquent ad valorem ments, and opear to encumber the we to verify receipt of
and mineral or any subsurfa	Current year taxes; taxes and assessace rights of any kind or nature; ease coundary line disputes, and any other premises.	ements, restrictions, and co	ovenants of record;
	e or guarantee the validity or sufficience policy, an opinion of title, a guaran		

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

Period Searched: May 14, 2001 to and including May 14, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell, As President

THE ATTACHED REPORT IS ISSUED TO:

Dated: May 20, 2021

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 August 2, 2021, 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. 00258, issued the 1st day of June, A.D., 2018 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 (0821-25)

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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 August, which is the 2nd day of August 2021.

Dated this 14th day of June 2021.

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

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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Post Property:

615 SCENIC HWY 32503

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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 August 2, 2021, 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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COUNTRY

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00258 of 2018

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 17, 2021, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

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

CITY OF PENSACOLA TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521

> ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514

WITNESS my official seal this 17th day of June 2021.

COUNTRID

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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 August 2, 2021, 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. 00258, issued the 1st day of June, A.D., 2018 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 (0821-25)

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 August, which is the 2nd day of August 2021.

Dated this 14th day of June 2021.

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 PAM CHILDERS

615 SCENIC HWY PENSACOLA, FL 32503

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

0821-25

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO21CIV021484NON

Agency Number: 21-007502

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00258 2018

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 6/18/2021 at 8:55 AM and served same at 9:18 AM on 6/29/2021 in ESCAMBIA COUNTY, FLORIDA, by serving CONSTANT COFFEE OF PENSACOLA LLC , the within named, to wit: PHILIP SWITZER, OWNER.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

WISE, CPS

Service Fee: Receipt No: \$40.00

Printed By: KMJACKSON

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SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013155100 (0821-25)

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Dated this 14th day of June 2021.

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Post Property:

615 SCENIC HWY 32503



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0821-25

Document Number: ECSO21CIV021529NON

Agency Number: 21-007468

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00258 2018

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

IN RE CONSTANT COFFEE OF PENSACOLA LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/18/2021 at 8:53 AM and served same at 8:40 AM on 6/22/2021 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:

P. WISÉ, CPS

Service Feé: Receipt No: گر40.00 BILL

Printed By: KMJACKSON

CONSTANT COFFEE OF PENSACOLA LLC [0821-25] 615 SCENIC HWY PENSACOLA, FL 32503

9171 9690 0935 0127 1743 77

CITY OF PENSACOLA [0821-25] TREASURY DIVISION P O BOX 12910 PENSACOLA FL 32521

9171 9690 0935 0127 1743 84

ECUA [0821-25] 9255 STURDEVANT ST PENSACOLA, FL 32514

9171 9690 0935 0127 1743 91

Spriff Served

SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
By:
Emily Hogg
Depuly Clerk

4WRG/30-7/21TD

Before the undersigned authority personally appeared Bridget Roberts who under oath says that she 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 2018 TD 00258 in the Escambia County Court was published in said newspaper in and was printed and released on June 30, 2021, July 7, 2021, July 14, 2021 and July 21, 2021.

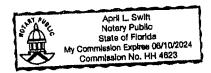
Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class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

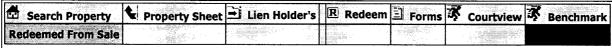
BRIDGET ROBERTS, LEGAL ADMINSTRATOR FOR THE SUMMATION WEEKLY

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of 1 physical presence or 1 online notarization, this 21st day of July, 2021, by BRIDGET ROBERTS, who is personally known to me.

APRIL SWIFT, NOTARY PUBLIC







PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 013155100 Certificate Number: 000258 of 2018

Redemption Yes A	pplication Date 08/17/2020	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 08/02/2021	Redemption Date 07/27/2021
Months	12	11
Tax Collector	\$14,279.31	\$14,279.31
Tax Collector Interest	\$2,570.28	\$2,356.09
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$16,855.84	\$16,641.65
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$84.06	\$77.06
Total Clerk	\$551.06	\$544.06
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$18.00	\$18.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$17,441.90	\$17,220.71
	Repayment Overpayment Refund Amount	\$221.19
Book/Page	8360	22

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

Case # 2018 TD 000258

Redeemed Date 07/27/2021

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

Clerk's Total = TAXDEED	\$531,86 17.145.71
Due Tax Collector = TAXDEED	\$16,855.84
Postage = TD2	\$18.00
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
	THE CONTROL OF THE CO		FINANCIAL SUN	IMARY	
No Inform	mation Availa	ble - See [Dockets		A Share A see a

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: 000258 of 2018

Payor: CONSTANT COFFEE OF PENSACOLA LLC 615 SCENIC HWY PENSACOLA, FL 32503 Date 07/27/2021

Clerk's Check #	5506424753	Clerk's Total	\$531.96	17,145
Tax Collector Check #	1	Tax Collector's Total	\$16,835.84	a hala mail ann
	a mythillinging 2.5	Postage	\$18.00	Annual Annua
Additional to the state of the		Researcher Copies	\$0.00	
	No. and an internal control of the second of	Recording	\$10.00	Modern Commence of the Comment of th
	A 1	Prep Fee	\$7.00	and the second s
The state of the s	A A A A A A A A A A A A A A A A A A A	Total Received	\$17,441.90	

17,180,71

PAM CHILDERS

Clerk of the Circuit Coup

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
ESCAMBIA COUNTY FLORIDA
INST# 2021082542 7/27/2021 11:12 AM
OFF REC BK: 8583 PG: 1320 Doc Type: RTD

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 8360, Page 22, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00258, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 013155100 (0821-25)

DESCRIPTION OF PROPERTY:

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

NAME IN WHICH ASSESSED: CONSTANT COFFEE OF PENSACOLA LLC

Dated this 27th day of July 2021.

COMPTO O

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA