

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000677

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
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 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

08-17-2020
Application Date

Applicant's signature

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>08/02/2021</u> Signature, Clerk of Court or Designee	

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



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 Information					
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 #	2018 / 258	
			Date certificate issued	06/01/2018	
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)	
# 2018/258	06/01/2018	4,213.14	210.66	4,423.80	
→Part 2: Total*				4,423.80	
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)
# 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 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)				13,904.31	
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)				14,279.31	
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: <u>Candice Lewis</u>			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>August 25th, 2020</u>		

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

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

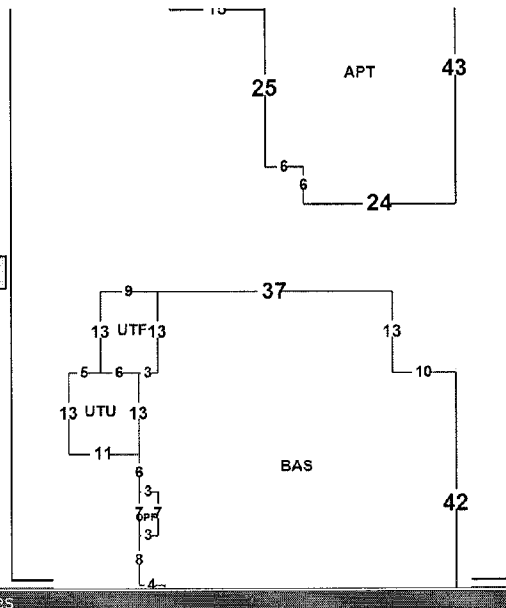
BASE AREA - 2512

BASE SEMI FIN - 210

OPEN PORCH FIN - 166

UTILITY FIN - 117

UTILITY UNF - 143



Images



4/5/19

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: 08/26/2020 (tc.5282)



Chris Jones

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information

Reference: 052S295905019022
Account: 013155100
Owners: CONSTANT COFFEE OF
 PENSACOLA LLC
Mail: 615 SCENIC HWY
 PENSACOLA, FL 32503
Situs: 615 SCENIC HWY 32503
Use Code: STORE/OFFICE/SFR ☒
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$81,024	\$168,151	\$249,175	\$249,175
2019	\$70,221	\$162,200	\$232,421	\$232,421
2018	\$70,221	\$154,696	\$224,917	\$224,917

Disclaimer

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
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

2020 Certified Roll Exemptions

None

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...

Extra Features

CONCRETE PAVING
 PATIO
 WOOD FENCE

Parcel Information

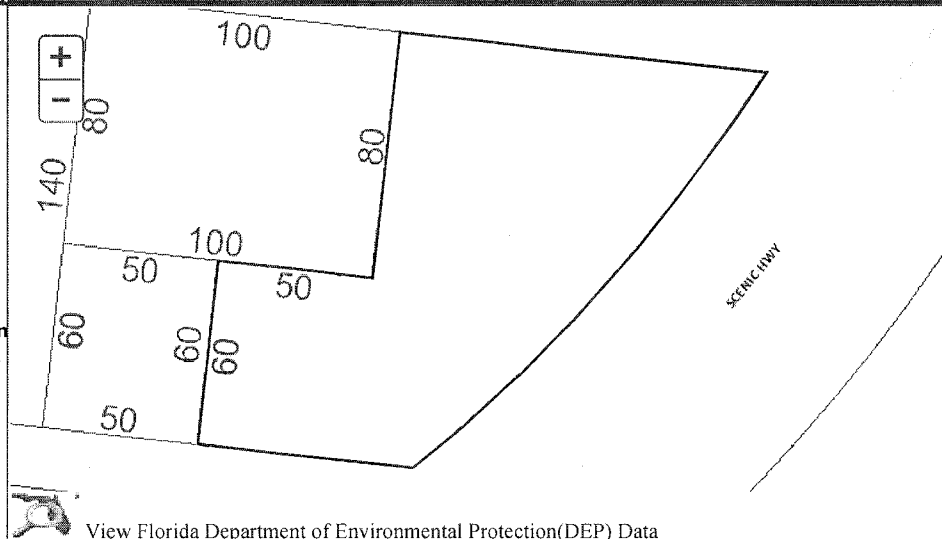
[Launch Interactive Map](#)

Section Map Id:
 CA002

Approx. Acreage:
 0.3088

Zoned: ☒
 R-NC

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 615 SCENIC HWY, Year Built: 1988, Effective Year: 1988, PA Building ID#: 42561

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 UTILITIES 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

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th 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.

[Signature]
John W. Gaines, II
Notary Public
State of Florida
My Commission Expires June 29, 2021
Commission No. 113682

[Signature]
Notary Public - State of Florida

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 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 (50 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.

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

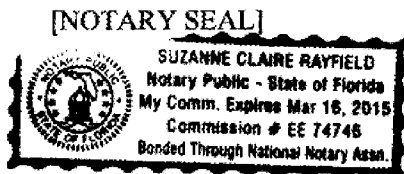
By: C. L. Switzer
Print Name: C. L. Switzer
Its: General Partner

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



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 9/27 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
615 SCENIC HIGHWAY
PENSACOLA, FL 32503

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 20 May 2021.

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
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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-3155-100 CERTIFICATE #: 2018-258

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

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written over a horizontal line.

Michael A. Campbell,
As President
Dated: May 20, 2021

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 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

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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

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

WARNING

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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, 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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

**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
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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

007502

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

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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

RECEIVED
2021 JUN 18 AM 8:55
CLERK'S OFFICE
CIVIL UNIT

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

By: _____

 919
P WISE, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

WARNING

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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

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY
CIVIL UNIT

2021 JUN 18 AM 8:53

RECEIVED

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:

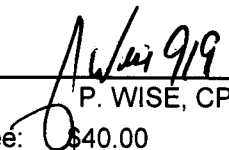
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

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. WISE, CPS

Service Fee: \$40.00

Receipt No: 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

Not Served

THE SUMMATION WEEKLY

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

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 04/648 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

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy 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.

X

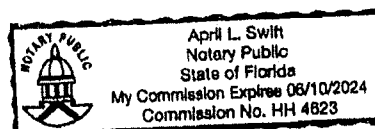
BRIDGET ROBERTS, LEGAL ADMINISTRATOR FOR
THE SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

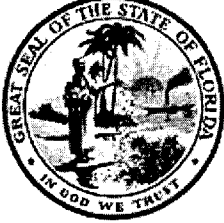
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of July, 2021, by BRIDGET ROBERTS, who is personally known to me.

X

APRIL SWIFT, NOTARY PUBLIC



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: 000258 of 2018

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="08/02/2021"/>	Redemption Date <input type="text" value="07/27/2021"/>
Months	12	11
Tax Collector	<input type="text" value="\$14,279.31"/>	<input type="text" value="\$14,279.31"/>
Tax Collector Interest	\$2,570.28	\$2,356.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$16,855.84	<input type="text" value="\$16,641.65"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
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	\$84.06	\$77.06
Total Clerk	\$551.06	<input type="text" value="\$544.06"/> CH
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="\$18.00"/>	<input type="text" value="\$18.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$17,441.90	\$17,220.71
	Repayment Overpayment Refund Amount	\$221.19
Book/Page	<input type="text" value="8360"/>	<input type="text" value="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	\$551.06	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	

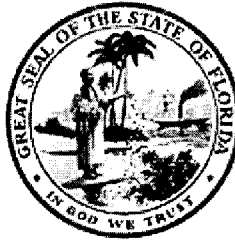
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

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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 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

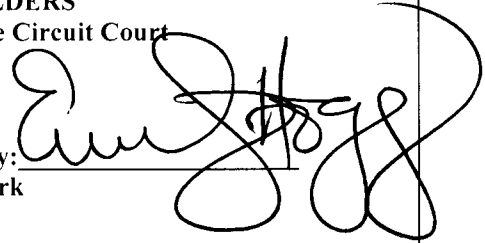
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 013155100 Certificate Number: 000258 of 2018**

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

Clerk's Check #	5506424753	Clerk's Total	\$531.06
Tax Collector Check #	1	Tax Collector's Total	\$16,855.84
		Postage	\$18.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$17,441.90

\$ 17,180.71

**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>**

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk