



# 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

0324-34

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property descriptor.	WINSOME GROUNDS LLC 3704 W KENNETH RD STE 150 WILMINGTON, DE 19801 108 LOUISIANA DR 05-5828-000 BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44 ELY & PARL TO N LI (Full legal attached.)	Certificate #	2021 / 2246
		Date certificate issued	06/01/2021

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2021/2246	06/01/2021	1,918.35	95.92	2,014.27
<b>→Part 2: Total*</b>				<b>2,014.27</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2023/2423	06/01/2023	2,021.99	6.25	101.10	2,129.34
# 2022/2452	06/01/2022	2,016.18	6.25	100.81	2,123.24
<b>Part 3: Total*</b>					<b>4,252.58</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	6,266.85
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. <b>Total Paid (Lines 1-6)</b>	<b>6,641.85</b>

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: *Jennifer Cassidy* Escambia, Florida  
 Signature, Tax Collector or Designee Date August 11th, 2023

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

\$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>03/06/2024</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44 ELY & PARL TO N LI OF LT 140 FT SLY 90 DEG RIGHT 83 FT WLY 90 DEG RIGHT 20 FT SLY 90 DEG LEFT 58 FT WLY 90 DEG RIGHT 120 FT TO W LI OF LT NLY 90 DEG 141 FT TO POB BEING PART OF LT 4 BLK J 1ST ADDN TO OAKCREST S/D OR 8088 P 352

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300525

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
05-5828-000	2021/2246	06-01-2021	BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44 ELY & PARL TO N LI OF LT 140 FT SLY 90 DEG RIGHT 83 FT WLY 90 DEG RIGHT 20 FT SLY 90 DEG LEFT 58 FT WLY 90 DEG RIGHT 120 FT TO W LI OF LT NLY 90 DEG 141 FT TO POB BEING PART OF LT 4 BLK J 1ST ADDN TO OAKCREST S/D OR 8088 P 352

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 COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

07-26-2023  
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

<p><b>General Information</b></p> <p><b>Parcel ID:</b> 152S306200041010</p> <p><b>Account:</b> 055828000</p> <p><b>Owners:</b> WINSOME GROUNDS LLC</p> <p><b>Mail:</b> 3704 W KENNETH RD STE 150 WILMINGTON, DE 19801</p> <p><b>Situs:</b> 108 LOUISIANA DR 32505</p> <p><b>Use Code:</b> RETIREMENT HOME </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$40,000</td> <td>\$110,364</td> <td>\$150,364</td> <td>\$136,240</td> </tr> <tr> <td>2022</td> <td>\$16,000</td> <td>\$107,855</td> <td>\$123,855</td> <td>\$123,855</td> </tr> <tr> <td>2021</td> <td>\$16,000</td> <td>\$103,778</td> <td>\$119,778</td> <td>\$119,778</td> </tr> </tbody> </table> <p style="text-align: center;"><b>Disclaimer</b></p> <p style="text-align: center;"><b>Tax Estimator</b></p> <p style="text-align: center;"><b><a href="#">Report Storm Damage</a></b></p> <p style="text-align: center;"><b>Enter Income &amp; Expense Survey</b> <b>Download Income &amp; Expense Survey</b></p>	Year	Land	Imprv	Total	Cap Val	2023	\$40,000	\$110,364	\$150,364	\$136,240	2022	\$16,000	\$107,855	\$123,855	\$123,855	2021	\$16,000	\$103,778	\$119,778	\$119,778
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<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/29/2019</td> <td>8088</td> <td>352</td> <td>\$125,000</td> <td>WD</td> <td></td> </tr> <tr> <td>12/27/2018</td> <td>8024</td> <td>1130</td> <td>\$72,000</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1995</td> <td>3881</td> <td>163</td> <td>\$72,200</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1990</td> <td>2804</td> <td>372</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1989</td> <td>2672</td> <td>428</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1988</td> <td>2643</td> <td>425</td> <td>\$63,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/29/2019	8088	352	\$125,000	WD		12/27/2018	8024	1130	\$72,000	WD		11/1995	3881	163	\$72,200	WD		01/1990	2804	372	\$100	WD		03/1989	2672	428	\$100	WD		12/1988	2643	425	\$63,500	WD		<p><b>2023 Certified Roll Exemptions</b></p> <p>None</p> <p><b>Legal Description</b> </p> <p>BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44 ELY &amp; PARL TO N LI OF LT 140 FT SLY...</p> <p><b>Extra Features</b></p> <p>ASPHALT PAVEMENT CONCRETE PAVING CONCRETE WALKS MASONRY WALL/FENCE PATIO WOOD DECK WOOD FENCE</p>
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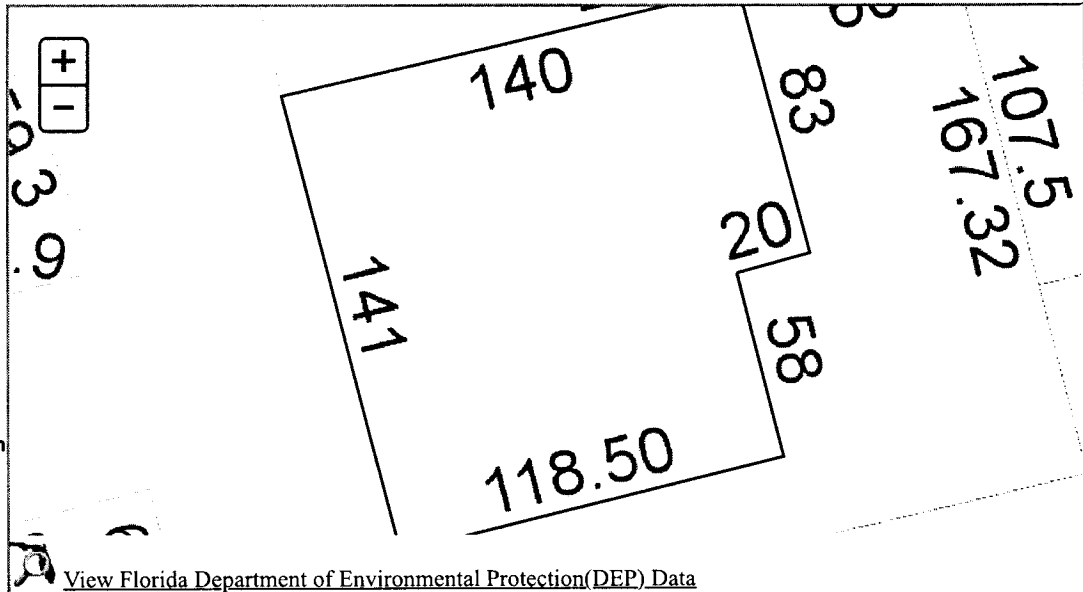
Parcel Information [Launch Interactive Map](#)

Section  
Map Id:  
15-25-30-2

Approx.  
Acreage:  
0.4087

Zoned:  
Com  
Com

Evacuation  
& Flood  
Information  
Open  
Report



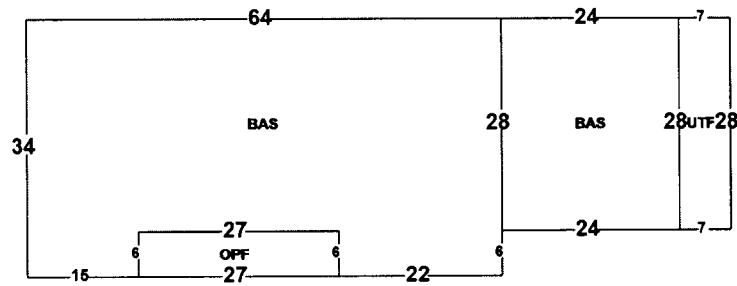
[View Florida Department of Environmental Protection\(DEP\) Data](#)

### Buildings

Address: 108 LOUISIANA DR, Year Built: 1963, Effective Year: 1963, PA Building ID#: 77915

#### Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-COMMON
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- INTERIOR WALL-PANEL-PLYWOOD
- NO. PLUMBING FIXTURES-12
- NO. STORIES-1
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 3044 Total SF

- BASE AREA - 2686
- OPEN PORCH FIN - 162
- UTILITY FIN - 196

### Images



7/10/2023 12:00:00 AM

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 02246**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44 ELY & PARL TO N LI OF LT 140 FT SLY 90 DEG RIGHT 83 FT WLY 90 DEG RIGHT 20 FT SLY 90 DEG LEFT 58 FT WLY 90 DEG RIGHT 120 FT TO W LI OF LT NLY 90 DEG 141 FT TO POB BEING PART OF LT 4 BLK J 1ST ADDN TO OAKCREST S/D OR 8088 P 352**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 055828000 (0324-34)**

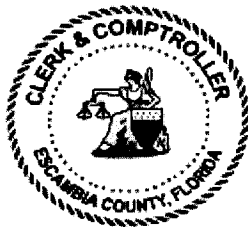
The assessment of the said property under the said certificate issued was in the name of

**WINSOME GROUNDS 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** Wednesday in the month of March, which is the **6th day of March 2024**.

Dated this 18th day of August 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



**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 #: 05-5828-000 CERTIFICATE #: 2021-2246

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: December 21, 2003 to and including December 21, 2023 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: December 29, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 29, 2023

Tax Account #: **05-5828-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WINSOME GROUNDS LLC, A DELAWARE CORPORATION**

**By Virtue of Warranty Deed recorded 5/2/2019 in OR 8088/352**

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) 2020-2022 are delinquent.**

**Tax Account #: 05-5828-000**

**Assessed Value: \$136,240.00**

**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): **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.



**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:** \_\_\_\_\_ **MAR 6, 2024**  
**TAX ACCOUNT #:** \_\_\_\_\_ **05-5828-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2021-2246**

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>2022</u> tax year.                    |

**WINSOME GROUNDS LLC**  
**3704 W KENNETH RD STE 150**  
**WILMINGTON, DE 19801**

**WINSOME GROUNDS LLC**  
**108 LOUISIANA DR**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 29<sup>th</sup> day of December, 2023.

**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**

**December 29, 2023**

**Tax Account #:05-5828-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44  
ELY & PARL TO N LI OF LT 140 FT SLY 90 DEG RIGHT 83 FT WLY 90 DEG RIGHT 20 FT SLY 90  
DEG LEFT 58 FT WLY 90 DEG RIGHT 120 FT TO W LI OF LT NLY 90 DEG 141 FT TO POB  
BEING PART OF LT 4 BLK J 1ST ADDN TO OAKCREST S/D OR 8088 P 352**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 05-5828-000(0324-34)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

pp: 125,000-00

Prepared by  
Jennifer Wilson, an employee of  
Locklin, Saba, Locklin & Jones, PA  
4557 Chumuckla Hwy  
Pace, FL 32571  
(850) 995-1102  
File No.: 19-087

18.50  
875.00

**CORPORATE WARRANTY DEED**

This indenture made on 4/29/19 A.D., by  
**T&T Holdings and Investments, LLC**, a Florida corporation  
whose address is: **4335 Highland Blvd, Pace, FL 32571**  
hereinafter called the "grantor", to  
**Winsome Grounds LLC**, a Delaware limited liability company  
whose address is: **3704 W. Kenneth Rd, Ste 150, Wilmington, DE 19801**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

Commencing at the Northwest corner of Lot 4, Block J according to the plat of the First Addition to Oakcrest Subdivision according to the plat recorded in Plat Book 3, at Page 44 of the Public Records of Escambia County, Florida; thence run Southerly along the Westerly line of said Lot 4, Block J for 110.0 feet to the Point of Beginning; thence continue along same line ( and the Easterly R/W line of Louisiana Drive) for 141.0 feet; thence 90° 00' left and parallel to the Northerly line of said Lot 4 for 118.5 feet; thence 90° 00' left for 58.0 feet; thence 90° 00' right for 20.0 feet; thence 88° 57' 33" left for 83.0 feet; thence Westerly and parallel to the Northerly line of said Lot 4 for 140.0 feet to the Point of Beginning.

Parcel Identification Number: **152S30620041010**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**To Have and to Hold**, the same in fee simple forever.

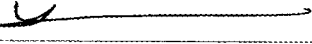
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31<sup>st</sup> of 2018.

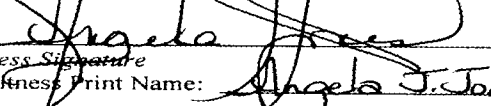
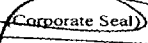
**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

**T&T Holdings and Investments, LLC**, a Florida corporation

 (MGR)  
By: **Jia Chen**, Managing Member

Signed in the presence of the following (2) witnesses:

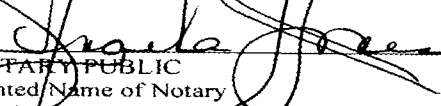
1.   
Witness Signature  
1. Witness Print Name: **Tabitha Duience**

2.    
Witness Signature  
2. Witness Print Name: **Angela J. Jones**

State of **FL**  
County of **Santa Rosa**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on 4/29/19, by **Jia Chen**, as **Managing Member**, on behalf of **T&T Holdings and Investments, LLC**, existing under the laws of the State of **Florida**, who is personally known to me or who has produced a valid drivers license as identification

SEAL   
ANGELA J. JONES  
MY COMMISSION # 20047641  
EXP. RES. August 1, 2020  
Bonded Through Notary Services

  
NOTARY PUBLIC  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_

Rev. April 12, 2019   
ANGELA J. JONES  
MY COMMISSION # 20047641  
EXP. RES. August 1, 2020  
Bonded Through Notary Services

File No. 19-087

recorded as received

State of Florida  
County of Escambia

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to section 86-165 of the Escambia County Code of Ordinances, 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.** Section 86-166 of the Escambia County Code of Ordinances requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Louisiana Drive  
LEGAL ADDRESS OF PROPERTY: 108 Louisiana Drive, Pensacola, FL 32505

THE COUNTY  HAS ACCEPTED,  HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE

This information is believed to be correct and is being provided as it appears on the County's website at [www.myscambia.com](http://www.myscambia.com).

This form completed by:

T&T Holdings and Investments, LLC

seller address: \_\_\_\_\_

Seller: Joel (MGA)  
T&T Holdings and Investments, LLC

AS TO SELLER(S):

Witness Name: Angela J. Jones

Seller: \_\_\_\_\_

Witness Name: \_\_\_\_\_

AS TO BUYER(S)

Buyer: Blank  
Winsome Grounds LLC

Witness Name: \_\_\_\_\_

Buyer: \_\_\_\_\_

Witness Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 02246 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

WINSOME GROUNDS LLC	WINSOME GROUNDS LLC
3704 W KENNETH RD STE 150	108 LOUISIANA DR
WILMINGTON, DE 19801	PENSACOLA FL 32505

WITNESS my official seal this 18th day of January 2024.



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 March 6, 2024, 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 holder of Tax Certificate No. 02246, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44 ELY & PARL TO N LI OF LT 140 FT SLY 90 DEG RIGHT 83 FT WLY 90 DEG RIGHT 20 FT SLY 90 DEG LEFT 58 FT WLY 90 DEG RIGHT 120 FT TO W LI OF LT NLY 90 DEG 141 FT TO POB BEING PART OF LT 4 BLK J 1ST ADDN TO OAKCREST S/D OR 8088 P 352**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 055828000 (0324-34)**

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

**WINSOME GROUNDS 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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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:

108 LOUISIANA DR 32505



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**

0324-34

**Document Number:** ECSO24CIV002621NON

**Agency Number:** 24-003011

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 02246 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: WINSOME GROUNDS LLC

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:50 AM and served same at 4:02 PM on 1/19/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: 

J. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH



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**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 055828000 (0324-34)**

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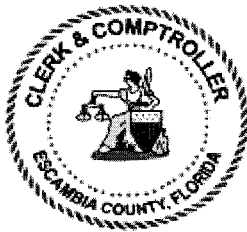
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**Post Property:**

**108 LOUISIANA DR 32505**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY  
CLERK OF THE CIRCUIT COURT  
PENSACOLA, FLORIDA  
2024 JAN 19 AM 8:50

108 Louisiana Dr  
Pensacola, FL 32505

## 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 9028, Page 687, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 02246, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 055828000 (0324-34)

### DESCRIPTION OF PROPERTY:

**BEG 110 FT SLY OF NW COR ON WLY LI OF LT 4 BLK J OAKCREST 1ST ADDN S/D PB 3 P 44  
ELY & PARL TO N LI OF LT 140 FT SLY 90 DEG RIGHT 83 FT WLY 90 DEG RIGHT 20 FT SLY 90  
DEG LEFT 58 FT WLY 90 DEG RIGHT 120 FT TO W LI OF LT NLY 90 DEG 141 FT TO POB BEING  
PART OF LT 4 BLK J 1ST ADDN TO OAKCREST S/D OR 8088 P 352**

**SECTION 15, TOWNSHIP 2 S, RANGE 30 W**

NAME IN WHICH ASSESSED: WINSOME GROUNDS LLC

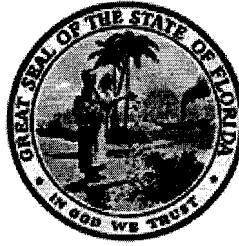
Dated this 12th day of February 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**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**

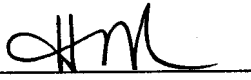
CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
 Tax Certificate Redeemed From Sale  
 Account: 055828000 Certificate Number: 002246 of 2021**

**Payor: MARIE FISHER 108 LOUISIANA DRIVE PENSACOLA, FL 32505      Date 2/12/2024**

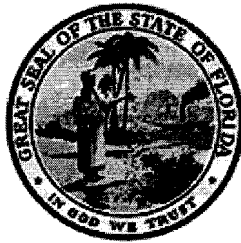
Clerk's Check #	4462380265	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$7,445.12
		Postage	\$14.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$7,987.64</del>
			<b>\$ 7881.17</b>

**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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 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 # 2021 TD 002246**

**Redeemed Date 2/12/2024**

**Name MARIE FISHER 108 LOUISIANA DRIVE PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$7,445.12
Postage = TD2	\$14.80
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

Redeemed From Sale



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

**Tax Deed - Redemption Calculator**

Account: 055828000 Certificate Number: 002246 of 2021

Redemption  Yes  No   
 Application Date    
 Interest Rate

Final Redemption Payment  
ESTIMATED

Redemption Overpayment ACTUAL

Auction Date

Redemption Date

Months	<input type="text" value="8"/>	<input type="text" value="7"/>
Tax Collector	<input type="text" value="\$6,641.85"/>	<input type="text" value="\$6,641.85"/>
Tax Collector Interest	<input type="text" value="\$797.02"/>	<input type="text" value="\$697.39"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$7,445.12"/>	<input type="text" value="\$7,345.49"/> - To TC
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	<input type="text" value="\$54.72"/>	<input type="text" value="\$47.88"/>
Total Clerk	<input type="text" value="\$510.72"/>	<input type="text" value="\$503.88"/> - To 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="\$14.80"/>	<input type="text" value="\$14.80"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$7,987.64"/>	<input type="text" value="\$7,881.17"/>

Repayment Overpayment Refund Amount

WINSOME GROUNDS LLC [0324-34]  
3704 W KENNETH RD STE 150  
WILMINGTON, DE 19801

9171 9690 0935 0128 0748 12

WINSOME GROUNDS LLC [0324-34]  
108 LOUISIANA DR  
PENSACOLA FL 32505

9171 9690 0935 0128 0748 29

*Redeemed*

**CERTIFIED MAIL™**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0128 0748 12

PENSACOLA FL 325  
FEB 14 2024 PM 2:54



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$007.36<sup>0</sup>**  
01/23/2024 ZIP 32502  
043M31219251

US POSTAGE

FWD ↗

ESCAMBIA COUNTY, FL

2024 FEB 12 P 12: 51

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

02/16/24

~~WINSOME GROUNDS LLC [0324-34]  
3704 W KENNETH RD STE 150  
WILMINGTON, DE 19801~~

~~.. 9327020042209893~~

Return  
\*Not at

ANK

19802-218001

NIXIE 171 DE 1

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335 \*2738-06608-23-41



# Escambia Sun Press

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

## STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 02246

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

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

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2024.02.22 12:09:10 -06'00'

**PUBLISHER**

Sworn to and subscribed before me this 22ND day of FEBRUARY  
A.D., 2024

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.02.22 12:11:43 -06'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



**HEATHER TUTTLE**  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

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

oaw-4w-02-01-08-15-22-2024