



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

0324-54

Part 1: Tax Deed Application Information

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 description	LISCOE PROPERTIES LLC 2901 N 20TH AVE PENSACOLA, FL 32503 719 N 75TH AVE 09-3608-000 BEG AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR POB CONTINUE (Full legal attached.)	Certificate #	2021 / 3958
		Date certificate issued	06/01/2021

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)
# 2021/3958	06/01/2021	1,351.05	67.55	1,418.60
→ Part 2: Total*				1,418.60

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)
# 2023/4334	06/01/2023	1,681.44	6.25	84.07	1,771.76
# 2022/4269	06/01/2022	1,495.28	6.25	74.76	1,576.29
Part 3: Total*					3,348.05

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)	4,766.65
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)	5,141.65

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 M. 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

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>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 AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR POB CONTINUE SAME COURSE 150 FT E 169 FT N 92 DEG 9 MIN 150 FT W 169 FT TO POB OR 7516 P 1546

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300555

To: Tax Collector of ESCAMBA 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
09-3608-000	2021/3958	06-01-2021	BEG AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR POB CONTINUE SAME COURSE 150 FT E 169 FT N 92 DEG 9 MIN 150 FT W 169 FT TO POB OR 7516 P 1546

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

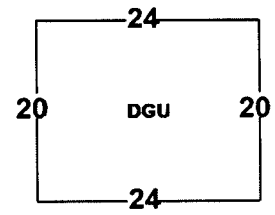
General Information		Assessments				
Parcel ID:	112S314507000000	Year	Land	Imprv	Total	Cap Val
Account:	093608000	2023	\$23,200	\$100,570	\$123,770	\$105,409
Owners:	LISCOE PROPERTIES LLC	2022	\$23,200	\$89,956	\$113,156	\$95,827
Mail:	2901 N 20TH AVE PENSACOLA, FL 32503	2021	\$16,530	\$71,258	\$87,788	\$87,116
Situs:	719 N 75TH AVE 32506	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
04/29/2016	7516	1546	\$65,000	WD		Legal Description	
12/1986	2325	485	\$100	QC		BEG AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR POB CONTINUE SAME COURSE 150...	
Official Records inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						CARPORT FRAME GARAGE METAL BUILDING SCREEN PORCH	

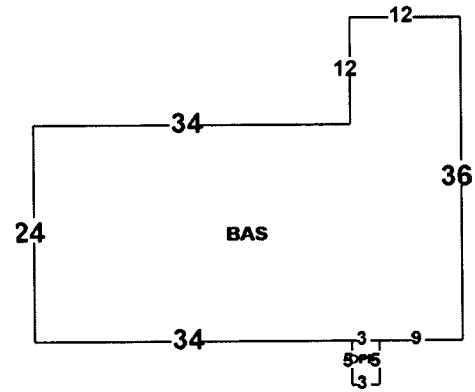
Parcel Information		Launch Interactive Map	
Section			
Map Id:			
Approx. Acreage:	0.5585		
Zoned:	MDR		
Evacuation & Flood Information		View Florida Department of Environmental Protection (DEP) Data	
Open Report			
		Buildings	
		Address: 719 N 75TH AVE, Year Built: 1957, Effective Year: 1957, PA Building ID#: 103332	

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1743 Total SF
BASE AREA - 1248
DET GARAGE UNF - 480
OPEN PORCH FIN - 15



Images



10/8/2012 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.

Last Updated:08/17/2023 (tc.10373)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 03958**, 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 AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR POB CONTINUE SAME COURSE 150 FT E 169 FT N 92 DEG 9 MIN 150 FT W 169 FT TO POB OR 7516 P 1546

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093608000 (0324-54)

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

LISCOE PROPERTIES 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 #: 09-3608-000 CERTIFICATE #: 2021-3958

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 5, 2003 to and including December 5, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: December 28, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 28, 2023

Tax Account #: **09-3608-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LISCOE PROPERTIES LLC**

By Virtue of Warranty Deed recorded 5/2/2016 in OR 7516/1546

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 #: 09-3608-000

Assessed Value: \$105,409.00

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 #: 09-3608-000

CERTIFICATE #: 2021-3958

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

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

LISCOE PROPERTIES LLC
719 N 75TH AVE
PENSACOLA, FL 32506

LISCOE PROPERTIES LLC
2901 N 20TH AVE
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 28th 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 28, 2023

Tax Account #:09-3608-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR
POB CONTINUE SAME COURSE 150 FT E 169 FT N 92 DEG 9 MIN 150 FT W 169 FT TO POB OR
7516 P 1546**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3608-000(0324-54)

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

THIS INSTRUMENT PREPARED BY:
Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501
FILE NO 16FL-4678

WARRANTY DEED
TAX ID #11-2S-31-4500-002-001
#11-2S-31-4507-000-000
#11-2S-31-4503-000-010
#11-2S-31-4511-000-000

STATE OF Florida

COUNTY OF Escambia

KNOW ALL MEN BY THESE PRESENTS: That James P. Griffith, Jr. and Tami Griffith husband and wife, Grantor*, Address: 5495 Griffith Mill Rd Baker, FL 32531, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto: Liscoe Properties, LLC, a Florida Limited Liability Company, Grantee*, Address: 2901 North 20th Ave, Pensacola, FL 32503, grantee's heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

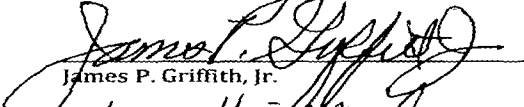
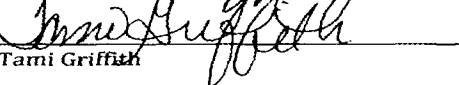
SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION.

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural and the plural the singular, and the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on this 29th day of April, 2016.


James P. Griffith, Jr.

Tami Griffith

Signed, sealed and delivered
in the presence of:

Witness #1 Sign: 
Witness #1 Print Name: Patricia English

Witness #2 Sign: _____
Witness #2 Print Name: Carol Eubanks


STATE OF Florida

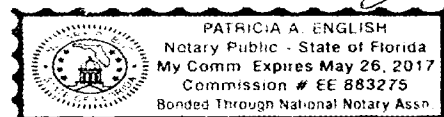
COUNTY OF Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of April, 2016, by James P. Griffith, Jr. and Tami Griffith, husband and wife, who provided drivers license as identification, and who did take an oath.

My Commission expires:

(Notary Seal)


Notary Public



**Residential Sales
Abutting Roadway
Maintenance Disclosure**

File No. 16FL-4678

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

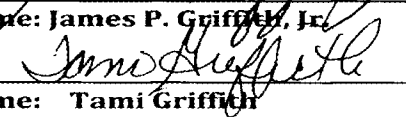
Name of Roadway: 700 Block 75th Ave
Legal Address of Property: 700 Block 75th Ave, , FL

The County (☒) **has accepted** (☐) **has not accepted** the abutting roadway for maintenance.


**This form completed by: Partnership Title Company, LLC
1015 North 12th Avenue
Pensacola, FL 32501**

As to Seller(s):


Seller's Name: James P. Griffith, Jr.


Seller's Name: Tami Griffith

Seller's Name: _____


Witness #1 Sign: _____

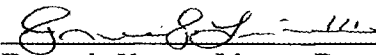
Witness #1 Print Name: Patricia English


Witness #2 Sign: _____

Witness #2 Print Name: Carol Eubanks

Witness Name: _____

As to Buyer(s):


Buyer's Name: Liscoe Properties, LLC
A Florida Limited Liability Company
BY: Frederick F. Liscoe, III Managing
Manager

Buyer's Name: _____

Buyer's Name: _____


Witness #1 Sign: _____

Witness #1 Print Name: Patricia English


Witness #2 Sign: _____

Witness #2 Print Name: Carol Eubanks

Witness Name: _____

**THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective 4/15/95**

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4 A DISTANCE OF 458.5 FEET; THENCE 90 DEGREES 7 MINUTES RIGHT FOR A DISTANCE OF 322 FEET TO A POINT OF BEGINNING; THENCE SOUTH FOR A DISTANCE OF 102 FEET; THENCE WEST FOR A DISTANCE OF 186.5 FEET TO A POINT ON THE EAST LINE OF THE STEPHENS PROPERTY 103.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE STEPHENS PROPERTY; THENCE NORTH FOR A DISTANCE OF 46.5 FEET TO THE NORTHEAST CORNER OF THE STEPHENS PROPERTY; THENCE WEST ALONG THE NORTH LINE OF THE STEPHENS PROPERTY FOR A DISTANCE OF 27 FEET; THENCE NORTH A DISTANCE OF 51 FEET MORE OR LESS TO THE SOUTH LINE OF THE MCKINNON PROPERTY; THENCE EAST ALONG THE SOUTH LINE OF THE MCKINNON PROPERTY A DISTANCE OF 215 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING IN AND A PART OF LOT 4, LOCATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LILLIAN HIGHWAY WITH THE EAST LINE OF LOT 4; THENCE RUN WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF A SAID HIGHWAY A DISTANCE OF 867.75 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 88 DEGREES 34 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 225 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 150 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF A SAID HIGHWAY A DISTANCE OF 169 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 92 DEGREES 09 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 150 FEET; THENCE RUN WESTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 169 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

THAT PORTION OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIPE AT THE SOUTHEAST CORNER OF LOT 13, BLOCK "B", JACKSON OAKS, AS RECORDED IN PLAT BOOK 6, AT PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 13 AND ITS PROJECTION FOR 260.90 FEET TO A POINT 33 FEET SOUTH OF THE CENTERLINE OF PAVING OF LILLIAN HIGHWAY (S.R. 298); THENCE DEFLECT 93°15' 40" RIGHT AND PARALLEL TO SAID CENTERLINE FOR 528.37 FEET; THENCE DEFLECT 88°23' 41" RIGHT FOR 158.84 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 90°05'39" RIGHT FOR 100.00 FEET; THENCE DEFLECT 90°05' 39" LEFT FOR 160.00 FEET; THENCE DEFLECT 89°54' 21" LEFT FOR 100.00 FEET; THENCE DEFLECT 90°05' 39" LEFT FOR 160.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF LILLIAN HIGHWAY WITH THE EAST LINE OF LOT 4; THENCE RUN WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 867.75 FEET; THENCE RUN SOUTHERLY AT AN ANGLE OF 88

DEGREES 34 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 150 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SAME COURSE A DISTANCE OF 75 FEET; THENCE RUN EASTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 169 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 92 DEGREES 09 MINUTES WITH THE COURSE JUST RUN A DISTANCE OF 75 FEET; THENCE RUN WESTERLY AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 169 FEET TO THE POINT OF BEGINNING, BEING A PART OF LOT 4, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 03958 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:

LISCOE PROPERTIES LLC	LISCOE PROPERTIES LLC
2901 N 20TH AVE	719 N 75TH AVE
PENSACOLA, FL 32503	PENSACOLA FL 32506

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. 03958**, 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 AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR POB CONTINUE SAME COURSE 150 FT E 169 FT N 92 DEG 9 MIN 150 FT W 169 FT TO POB OR 7516 P 1546

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093608000 (0324-54)

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

LISCOE PROPERTIES 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

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.

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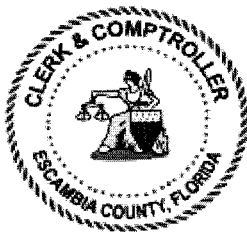
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Post Property:

719 N 75TH AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

LISCOE PROPERTIES LLC
2901 N 20TH AVE
PENSACOLA, FL 32503

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

0324-54

Document Number: ECSO24CIV002500NON

Agency Number: 24-002970

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03958 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LISCOE PROPERTIES LLC

Defendant:

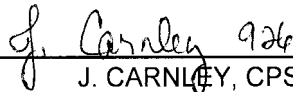
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:48 AM and served same at 11:07 AM on 1/22/2024 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. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

002070

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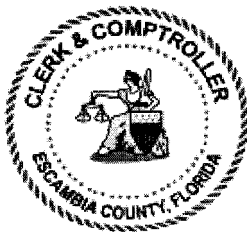
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Post Property:

719 N 75TH AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

01/12/24 11:19 AM
01/12/24 11:19 AM
01/12/24 11:19 AM

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0324-54

Document Number: ECSO24CIV002496NON

Agency Number: 24-002969

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03958 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: LISCOE PROPERTIES LLC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

CORPORATE

Received this Writ on 1/19/2024 at 8:48 AM and served same on LISCOE PROPERTIES LLC , in ESCAMBIA COUNTY, FLORIDA, at 3:52 PM on 1/23/2024 by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, to FREDERICK LISCOE III, as PRESIDENT, of the within named corporation, in the absence of any higher ranking corporate officer pursuant to Chapter 48.081 (1), of the Florida Statutes.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 9/16
K. LUCAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

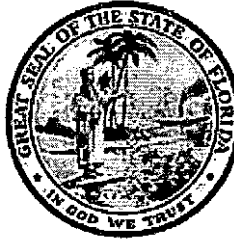
LISCOE PROPERTIES LLC
2901 N 20TH AVE
PENSACOLA, FL 32503

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

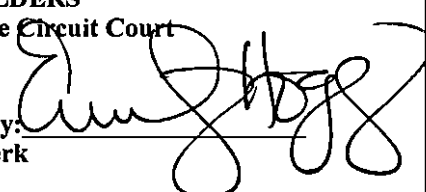
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 093608000 Certificate Number: 003958 of 2021

Payor: LISCOE PROPERTIES LLC 2901 N 20TH AVE PENSACOLA, FL 32503 Date 1/31/2024

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$5,764.90
		Postage	\$14.80
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,307.42

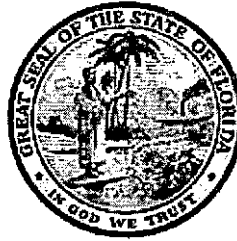
\$6,099.49

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
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 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 003958

Redeemed Date 1/31/2024

Name LISCOE PROPERTIES LLC 2901 N 20TH AVE PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$510.72 \$6,067.69
Due Tax Collector = TAXDEED	\$5,764.90
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




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 093608000 Certificate Number: 003958 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="3/6/2024"/>	Redemption Date <input type="text" value="1/31/2024"/> 
Months	8	6
Tax Collector	<input type="text" value="\$5,141.65"/>	<input type="text" value="\$5,141.65"/>
Tax Collector Interest	\$617.00	\$462.75
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,764.90	<input type="text" value="\$5,610.65"/> IC
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	\$54.72	\$41.04
Total Clerk	\$510.72	<input type="text" value="\$497.04"/> 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	\$6,307.42	\$6,139.49
	Repayment Overpayment Refund Amount	\$167.93
Book/Page	<input type="text" value="9028"/>	<input type="text" value="1214"/>

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 1214, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03958, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **093608000 (0324-54)**

DESCRIPTION OF PROPERTY:

**BEG AT INTER OF S LI OF H/W AND E LI OF LT 4 W 867 75/100 FT S 88 DEG 34 MIN 225 FT FOR
POB CONTINUE SAME COURSE 150 FT E 169 FT N 92 DEG 9 MIN 150 FT W 169 FT TO POB OR
7516 P 1546**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: LISCOE PROPERTIES LLC

Dated this 31st day of January 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LISCOE PROPERTIES LLC [0324-54]
2901 N 20TH AVE
PENSACOLA, FL 32503

~~9171 9690 0935 0128 1008 87~~

LISCOE PROPERTIES LLC [0324-54]
719 N 75TH AVE
PENSACOLA FL 32506

~~9171 9690 0935 0128 1008 94~~

Redeemed

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

CERTIFIED MAIL



9171 9690 0935 0128 1008 94

PENSACOLA FL 325

18 JAN 2024 PM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$007.18⁰

01/18/2024 ZIP 32502
043031219251

US POSTAGE

LISCOE PROPERTIES LLC [0324-54]
719 N 75TH AVE
PENSACOLA FL 32506

UNC

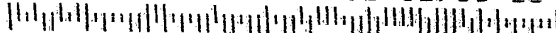
32502>5833
02506-4400

NIXIE

322 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2738-01760-18-37



SCAMBA COUNTY FL

24 FEB 12 P 12:53

PAM CHILDERS
CLERK & COMPTROLLER
FILED



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 03958

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 12:46:55 -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 12:51:18 -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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Dated this 18th day of January 2024.

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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