



# 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

0324-65

## 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	ATLANTIC 2 LLC 1401 HWY A1A STE 202 VERO BEACH, FL 32963 465 HAZZARD RD 12-0557-000 S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P (Full legal attached.)	Certificate #	2021 / 5746
		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)
# 2021/5746	06/01/2021	1,307.21	65.36	1,372.57
# 2022/6254	06/01/2022	1,349.43	67.47	1,416.90
<b>→ Part 2: Total*</b>				<b>2,789.47</b>

## 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)
# 2023/6384	06/01/2023	1,392.80	6.25	69.64	1,468.69
<b>Part 3: Total*</b>					<b>1,468.69</b>

## 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)	4,258.16
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>4,633.16</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 D. 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

+ \$12.50

<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.

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD RW LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300528

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
12-0557-000	2021/5746	06-01-2021	S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

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

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Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	332N31120100001	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	120557000	2023	\$34,676	\$22,717	\$57,393	\$57,393
<b>Owners:</b>	ATLANTIC 2 LLC	2022	\$34,676	\$20,271	\$54,947	\$54,947
<b>Mail:</b>	1401 HWY A1A STE 202 VERO BEACH, FL 32963	2021	\$34,676	\$15,961	\$50,637	\$50,637
<b>Situs:</b>	465 HAZZARD RD 32533	<b>Disclaimer</b>				
<b>Use Code:</b>	MULTI-FAMILY <=9	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
07/08/2019	8126	467	\$100	QC		<b>Legal Description</b> S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE...
06/18/2019	8117	1587	\$13,900	TD		
01/1976	998	894	\$100	WD		
01/1975	887	582	\$100	QC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<b>Extra Features</b> MOBILE HOME

**Section Map Id:**  
33-2N-31

**Approx. Acreage:**  
4.3776

**Zoned:**   
RMU  
RMU


**Evacuation & Flood Information**  
[Open Report](#)

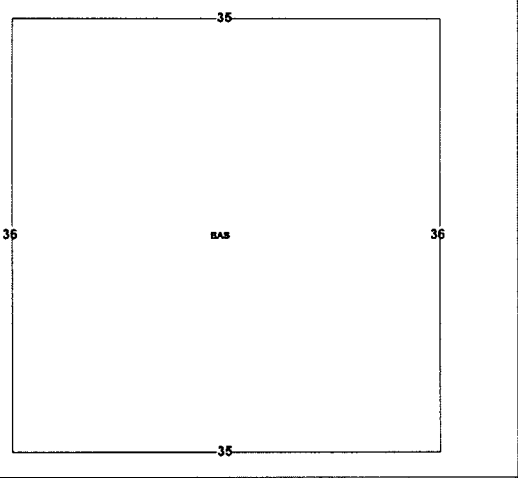
[Launch Interactive Map](#)

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

Buildings
Address: 465 HAZZARD RD, Year Built: 1918, Effective Year: 1918, PA Building ID#: 13107

**Structural Elements**  
**DECOR/MILLWORK-MINIMUM**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-SIDING-MINIMUM**  
**FLOOR COVER-PINE/SOFTWOOD**  
**FOUNDATION-WOOD/NO SUB FLR**  
**HEAT/AIR-UNIT HEATERS**  
**INTERIOR WALL-WOOD/WALLBOARD**  
**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-CORRUGATED METL**  
**ROOF FRAMING-GABLE**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1260 Total SF  
**BASE AREA - 1260**



Images



2/5/2019 12:00:00 AM



2/5/2019 12:00:00 AM

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 05746**, 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:

(see attached)

**SECTION 33, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120557000 (0324-65)**

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

**ATLANTIC 2 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

## **LEGAL DESCRIPTION**

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH





**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 #: 12-0557-000 CERTIFICATE #: 2021-5746

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 11, 2003 to and including December 11, 2023 Abstractor: Pam Alvarez

BY

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

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

December 28, 2023

Tax Account #: **12-0557-000**

1. The Grantee(s) of the last deed(s) of record is/are: **SSS 23 LLC, THE ESTATE OF EDWARD LEE BRADLEY AND POLLY BRADLEY (LIFE ESTATE)**

**By Virtue of Quit Claim Deed recorded 9/22/2023 in OR 9045/694, Warranty Deed recorded 5/10/1976 in OR 998/884 and Warranty Deed recorded 7/3/1985 in OR 2085/904**

**ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR POLLY BRADLEY RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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. **MSBU Lien in favor of Escambia County recorded 10/8/1998 OR 4321/1543**
  - b. **MSBU Lien in favor of Escambia County recorded 9/17/1999 OR 4469/1442**

4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 12-0557-000**

**Assessed Value: \$57,393.00**

**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 #:** \_\_\_\_\_ **12-0557-000**  
**CERTIFICATE #:** \_\_\_\_\_ **2021-5746**

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 checked="" type="checkbox"/> | <input type="checkbox"/>            | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year.                    |

SSS 23 LLC  
465 HAZZARD RD  
CANTONMENT, FL 32533

SSS 23 LLC  
495 PICKFORD PT  
LONGWOOD, FL 32779

VERO ATLANTIC 2 LLC  
1401 HIGHWAY A1A SUITE #202  
VERO BEACH, FL 32963

POLLY BRADLEY  
RT 2 BOX 85  
CANTONMENT, FL 32533

ESTATE OF EDWARD LEE BRADLEY  
362 FAIRLAND AVE  
FAIRHOPE, AL 36532

ESTATE OF EDWARD LEE BRADLEY  
609 MIDDLE ST  
FAIRHOPE, AL 36532

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

**Tax Account #:12-0557-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**S1/2 OF NW1/4 OF NE1/4 OR 9045 P 694 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID  
LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P  
345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P  
595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO  
HAZZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH  
LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS  
OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS  
LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS  
OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE  
MISSIONARY CHURCH**

**SECTION 33, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 12-0557-000(0324-65)**

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

Recorded in Public Records 9/22/2023 9:04 AM OR Book 9045 Page 694,  
Instrument #2023077499, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$0.70

THE ABOVE BOOKING WAS FILED FOR THE USE OF THE RECORDING OFFICIAL

This instrument was prepared by:  
Lumentum, LLC  
1401 Hwy A1A, Suite 201  
Vero Beach, FL 32963

And return to:  
Jason Ayre  
10714 County Road 44 E  
Leesburg FL, 34788

[Space Above This Line for Recording Data]

### Quit Claim Deed

This Quit Claim Deed made this 19<sup>th</sup> day of September 2023 between Vero Atlantic 2 LLC, whose mailing address is 1401 Highway A1A Suite #202 Vero Beach Florida 32963, Grantor, and SSS 23 LLC whose mailing address is 495 PICKFORD PT. LONGWOOD, FL 32779 Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

**LEGAL DESCRIPTION:** S1/2 OF NW 1/4 OF NE 1/4 OR E 1/2 P 467 LESS DB 469 P 432 RD R/W LESS DB 553 P 115 DAVID LESS DB 493 P 308 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 679 HAZARD LESS OR 205 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28-212 P 319/625 DONALD LESS OR 18-760 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 885 TO HAZZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 3 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452 CARTER OR 998 P 894 LESS OR 1214 P 434 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1816 ST LUKE MISSIONARY CHURCH

PROPERTY ADDRESS: 465 Hazzard Rd Cantonment FL, 32533  
PARCEL ID: 332N3112000001

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 claiming by, through or under Grantors.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

*Savannah Woodward*  
Savannah Woodward  
Witness Name: Savannah Woodward

*Alfred J. Koontz III*  
Name: Alfred J. Koontz III  
as managing member of Vero Atlantic 2, LLC

*Samantha W. Wahmann*  
Witness Name: Samantha W. Wahmann (Seal)

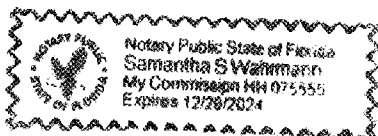
State of Florida  
County of: Indian River

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2023 by Alfred J. Koontz III for Vero Atlantic 2 who is Manager of the corporation. He/she [ ] is personally known to me or [ ] has produced a driver's license as identification.

Notary Public: *Samantha W. Wahmann*

Printed Name: Samantha W. Wahmann

My Commission Expires: 12/29/2024



402  
348

✓ R 2 BOX 85 Cantonment 33  
Form 148  
PRINTED AND FOR SALE  
BY THE  
PRINTING CO.  
TALLAHASSEE, FLA.  
998 PAGE 604

State of Florida  
Escambia County

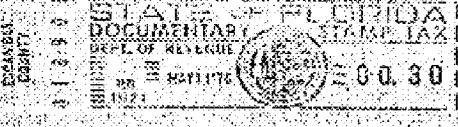
Prepared by Ruth E. Ots Cottage Hill,

### WARRANTY DEED

Know All Men by These Presents: That Ms Polly Bradley, a widow

for and in consideration of Ten dollars and other good valuable consideration  
----- (\$10.00) ----- DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
Eward Lee Bradley, a married man (Murby Bradley Son) and  
Nancy Lee Hazard, a divorced widow (Polly Bradley Sister)  
their heirs, executors, administrators and assigns, forever, the following described real property,

situate, lying and being in the \_\_\_\_\_ County of Escambia State of Florida  
to-wit: The South 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section  
33, Township 2 North, Range 31 West, Escambia County, Florida  
Containing 20 acres more or less. This was a description of  
a corrected deed. Deed 561 Page 313. The land now contains  
3- tp- 4 Acres. To THE GRANTOR POLLY BRADLEY WILL BE GRANTED  
A LIFE ESTATE ON THE LAND UNTIL HER DEATH.



FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA CO. FLA. ON  
MAY 10 10 41 AM '76  
A 2000 AND ONE THOUSAND SEVEN HUNDRED AND FIFTY SEVEN DOLLARS AND NO CENTS  
J. A. FLETCHER, COUNTY CLERK  
ESCAMBIA COUNTY

737703

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

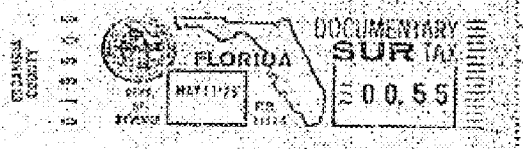
And I \_\_\_\_\_ covenant \_\_\_\_\_ that I AM \_\_\_\_\_ well seized of an indefeasible estate in fee simple in the said property, and have \_\_\_\_\_ a good right to convey the same; that it is free of lien or encumbrance, and that I, MY \_\_\_\_\_ heirs, executors and administrators, the said grantee \_\_\_\_\_ THEIR \_\_\_\_\_ heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I \_\_\_\_\_ have hereunto set MY \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this 6th day of May \_\_\_\_\_ A. D. 19 76

Signed, sealed and delivered in the presence of  
Theresa J. Wiggins  
Cantonment, Florida  
Ruth E. Ots  
Cottage Hill, Florida

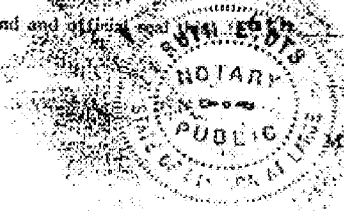
Polly Bradley (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County



Before the subscriber personally appeared POLLY BRADLEY, and \_\_\_\_\_, his wife, known to me, and known to me to be the individual \_\_\_\_\_ described by said name \_\_\_\_\_ in and who executed the foregoing instrument and acknowledged that \_\_\_\_\_ she \_\_\_\_\_ executed the same for the uses and purposes therein set forth.

Given under my hand and official seal \_\_\_\_\_ day of MAY \_\_\_\_\_ 1976.



Ruth E. Ots  
Notary Public

My commission expires MAY 10 1978

402  
318

✓ R 2 BOX 85 Cantonment 33

State of Florida  
Escambia County

Prepared by Ruth E. Ots Cottage Hill,

# WARRANTY DEED

PRINTED AND FOR SALE  
MAY 1976  
998 PAGE 604

Know All Men by These Presents: That Ms Polly Bradley, a widow

for and in consideration of Ten dollars and other good valuable consideration.  
----- (\$10.00) ----- DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
Eward Lee Bradley, a married man (Murby Bradley Son) and  
Nancy Lee Hazard, a divorced widow (Polly Bradley Sister)

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the \_\_\_\_\_ County of Escambia State of Florida

to-wit: The South 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 2 North, Range 31 West, Escambia County, Florida containing 20 acres more or less. This was a description of a corrected deed. Deed 561 Page 313. The land now contains 3- tp- 4 Acres. To THE GRANTOR: POLLY BRADLEY WILL BE GRANTED A LIFE ESTATE ON THE LAND UNTIL HER DEATH.

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
MAY 11 1976  
00.30

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO. FLA. ON  
MAY 10 10 41 AM '76  
A 2000 AND ONE THOUSAND  
ONE AND FORTY CENT  
ESCAMBIA COUNTY

737703

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I covenant that I AM well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that I, MY heirs, executors and administrators, the said grantees THEIR heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set MY hand and seal this 6th day of May A. D. 19 76

Signed, sealed and delivered in the presence of  
Theresa J. Wiggins  
Cantonment, Florida  
Ruth E. Ots  
Cottage Hill, Florida

Polly Bradley (SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County

FLORIDA DOCUMENTARY SUR TAX  
MAY 11 1976  
00.55

Before the subscriber personally appeared POLLY BRADLEY, and  
his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 6th day of MAY 1976

NOTARY PUBLIC  
MAY 11 1976

Ruth E. Ots  
Notary Public  
My commission expires MAY 10 1978

5.00  
5/10/86

OFFICIAL RECORDS  
STATE OF FLORIDA

State of Florida  
Escambia County

# WARRANTY DEED

Know All Men by These Presents: That I, Nancy Lee Bazzard, a single person

OFFICIAL RECORDS  
OK 5/10/86 11:04

for and in consideration of Ten Dollars and other good valuable consideration  
(\$10.00)

the receipt whereof is hereby acknowledged, do hereby sell, convey and grant unto EDWARD LEE BRADLEY and ELISSIE M. BRADLEY, a married couple, husband and wife.....

1609 Middle St Dauphin, AL 36532

their heirs, executors, administrators and assigns, forever, the following described tract of land, to-wit: being and being in the Quinette County of Escambia State of Florida

The South 1/2 of the Northwest 1/4 of the the Northeast 1/4 of Section 33 Township 2 North, Range 31 West, Escambia County, Florida. Containing 20 acres more or less This was a description of a corrected deed Deed 561 Page 313. This land now contains 3 to 4 acres. To the Original Grantor- Polly Bradley- She will will be granted a life estate of ever on this land until her death..

DS PD \$ 1.50  
DATE 7-3-85  
JOE A. FLOWERS, COMPTROLLER  
BY O. P. [Signature]  
CERT REG #59-2043328-27-01

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And I, the said grantor, covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that my heirs, executors and administrators, the said grantee their heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3th day of July A D. 19 85

Signed, sealed and delivered in the presence of  
[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

FILED AND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA  
JUL 3 3 24 PM '85

State of Florida  
Escambia County

Nancy Lee Bazzard

Before the subscriber personally appeared

and his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 3th day of July 19 85

This instrument was prepared by [Signature] Notary Public

Rt. 2 Box 85 [Address] commission expires 5/10/86



OR BK 4321 PG1543  
Escambia County, Florida  
INSTRUMENT 98-540559

RCD Oct 08, 1998 08:13 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 98-540559

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: BRADLEY EDWARD L &  
BRADLEY ELISSIE  
362 FAIRLAND AVE  
FAIRHOPE AL 36532

ACCT.NO. 12 0557 000 000  
AMOUNT \$243.20

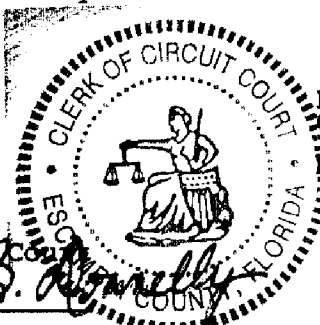
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

S1/2 OF NW1/4 OF NE1/4  
DB 561 P 313  
LESS DB 469 P 432 RD R/W  
LESS DB 563 P 115 DAVID  
LESS DB 493 P 309 WHITE  
LESS DB 520 P 755 DUKES  
PROP.NO. 33 2N 31 1201 000 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$243.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

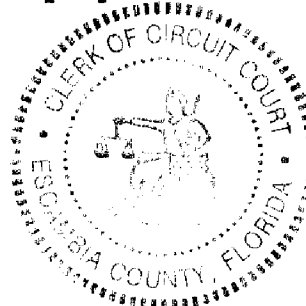
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Wanda M. McBrearty  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court  
by: *[Signature]*  
Deputy Clerk



OR BK 4469 PG 1442  
Escambia County, Florida  
INSTRUMENT 99-662909

RCD Sep 17, 1999 08:34 am  
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 99-662909

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: BRADLEY EDWARD L & ELLISSE  
M  
362 FAIRLAND AVE  
FAIRHOPE AL 36532

ACCT.NO. 12 0557 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

S1/2 OF NW1/4 OF NE1/4  
DB 561 P 313 OR 2221 P 84  
LESS DB 469 P 432 RD R/W  
LESS DB 563 P 115 DAVID  
LESS DB 493 P 309 WHITE  
LESS DB 520 P 755 DUKES  
PROP.NO. 33 2N 31 1201 000 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha  
Clerk of the Circuit Court

*Wanda M. McBreary*  
Wanda M. McBreary  
Deputy Finance Director

Ernie Lee Magaha  
Clerk of the Circuit Court

by: *Berganne B. Donnelly*  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 05746 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:

ATLANTIC 2 LLC      SSS 23 LLC  
1401 HWY A1A STE 202      465 HAZZARD RD  
VERO BEACH, FL 32963      CANTONMENT, FL 32533

SSS 23 LLC      VERO ATLANTIC 2 LLC  
495 PICKFORD PT      1401 HIGHWAY A1A SUITE #202  
LONGWOOD, FL 32779      VERO BEACH, FL 32963

POLLY BRADLEY      ESTATE OF EDWARD LEE BRADLEY  
RT2 BOX 85      362 FAIRLAND AVE  
CANTONMENT, FL 32533      FAIRHOPE, AL 36532

ESTATE OF EDWARD LEE BRADLEY      ESCAMBIA COUNTY / COUNTY ATTORNEY  
609 MIDDLE ST      221 PALAFOX PLACE STE 430  
FAIRHOPE, AL 36532      PENSACOLA FL 32502

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. 05746, 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:

(see attached)

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120557000 (0324-65)

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

ATLANTIC 2 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

## LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

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### Post Property:

465 HAZZARD RD 32533



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

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(see attached)

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120557000 (0324-65)

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

ATLANTIC 2 LLC

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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.

### Personal Services:

ATLANTIC 2 LLC  
1401 HWY A1A STE 202  
VERO BEACH, FL 32963

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



## LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

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(see attached)

**SECTION 33, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120557000 (0324-65)**

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

**ATLANTIC 2 LLC**

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Dated this 12th day of January 2024.

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### Personal Services:

**SSS 23 LLC**  
495 PICKFORD PT  
LONGWOOD, FL 32779

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

# LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0324-65

**Document Number:** ECSO24CIV002604NON

**Agency Number:** 24-003004

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 05746 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: ATLANTIC 2 LLC

**Defendant:**

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

Received this Writ on 1/19/2024 at 8:49 AM and served same at 8:34 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: \_\_\_\_\_

  
A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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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** 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.

### Post Property:

465 HAZZARD RD 32533



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

**Seminole County Sheriff's Office – Civil Division**

0324-65

**Person or Company to be Served**    **SSS 23 LLC  
495 PICKFORD PT  
Longwood, FL 32779**

---

**Plaintiff/Attorney**

**PAM CHILDERS  
P.O. BOX 333  
PENSACOLA, FL 32591**

**ORIGINAL**

---

**Plaintiff:**                **TLGFY LLC**

**vs.**                                **SSS 23 LLC**

**Defendant:**

---

**Case #:**                **21-05746**  
**Court:**                **ESCAMBIA COUNTY/CIRCUIT COURT**  
**Type of Writ:**    **TAX WARNING NOTICE OF APPLICATION FOR TAX DEED**

**Due Date #:**  
**Sheriff's #: 24000894**

---

Received the above named writ on 01/25/2024 at 10:49 AM and served/returned the same on 01/26/2024 at 11:35 AM in SEMINOLE COUNTY, FLORIDA, as follows:

---

**Tax Warning**

By delivering a true copy of this writ with the date and hour of service endorsed thereon by me, to:  
**SSS 23 LLC.**

**Special Remarks:**

---

**Dennis M. Lemma, SHERIFF SEMINOLE COUNTY, FLORIDA**

*/s/ Leonard Blachstein 109025*

---

**Deputy Sheriff/Civil Process Officer**

## 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. 05746, 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:

(see attached)

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120557000 (0324-65)

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

ATLANTIC 2 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.

### Personal Services:

SSS 23 LLC  
495 PICKFORD PT  
LONGWOOD, FL 32779

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk



# LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

0324-65

RETURN OF SERVICE

SHERIFF NUMBER: 24000169

PARTY TO BE SERVED  
VERO ATLANTIC 2 LLC  
1401 HWY A1A  
SUITE 202  
VERO BEACH, FL 32963

ATTORNEY / PETITIONER  
CLERK OF COURT ESCAMBIA CO. TAX  
DEEDS  
PO BOX 333  
PENSACOLA, FL 32591-0333

PLAINTIFF: CLERK OF COURT ESCAMBIA CO  
-VS-  
DEFENDANT: VERO ATLANTIC 2 LLC

TYPE OF WRIT: WARNING/NOTICE OF APPLICATION FOR TAX DEED

COURT: /  
CASE #: 05746

COURT DATE: 3/6/2024  
COURT TIME: 9:00 AM

Received the above-named writ on January 29, 2024, at 10:20 AM, and SERVED the same on the 31st day of January 2024, at 9:33 AM. Service was completed at 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963 in INDIAN RIVER County, Florida, as follows:

CORPORATE SERVICE ON CORPORATION'S EMPLOYEE

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 wit: SAMANTHA WAHRMANN, MANAGER as an employee of the within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with Chapter 48.091, Florida Statutes after the provisions as set forth in Chapter 48.081 (3), Florida Statutes have been met.

SERVICE COST:\$0.00  
B.E., CIVIL CLERK

ERIC FLOWERS, SHERIFF  
INDIAN RIVER COUNTY, FLORIDA

BY: \_\_\_\_\_  
Terri Sweeting, Badge # 4456, D.S.

CLERK OF COURT ESCAMBIA CO. TAX DEEDS  
PO BOX 333  
PENSACOLA, FL 32591-0333

## 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. 05746**, 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:

(see attached)

**SECTION 33, TOWNSHIP 2 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 120557000 (0324-65)**

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

**ATLANTIC 2 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**.

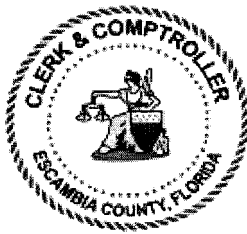
Dated this 12th day of January 2024.

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.

### Personal Services:

**ATLANTIC 2 LLC**  
1401 HWY A1A STE 202  
VERO BEACH, FL 32963

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



By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH

RETURN OF SERVICE

SHERIFF NUMBER: 24000169

PARTY TO BE SERVED  
VERO ATLANTIC 2 LLC  
1401 HWY A1A  
SUITE 202  
VERO BEACH, FL 32963

ATTORNEY / PETITIONER  
CLERK OF COURT ESCAMBIA CO. TAX  
DEEDS  
PO BOX 333  
PENSACOLA, FL 32591-0333

---

PLAINTIFF: CLERK OF COURT ESCAMBIA CO  
-VS-  
DEFENDANT: VERO ATLANTIC 2 LLC

TYPE OF WRIT: WARNING/NOTICE OF APPLICATION FOR TAX DEED

COURT: /  
CASE #: 05746

COURT DATE: 3/6/2024  
COURT TIME: 9:00 AM

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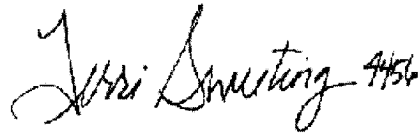
Received the above-named writ on January 29, 2024, at 10:20 AM, and SERVED the same on the 31st day of January 2024, at 9:33 AM. Service was completed at 1401 HWY A1A SUITE 202 VERO BEACH, FL 32963 in INDIAN RIVER County, Florida, as follows:

CORPORATE SERVICE ON CORPORATION'S EMPLOYEE

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 wit: SAMANTHA WAHRMANN, MANAGER as an employee of the within named corporation at said corporation's place of business because service could not be made on the registered agent for failure to comply with Chapter 48.091, Florida Statutes after the provisions as set forth in Chapter 48.081 (3), Florida Statutes have been met.

SERVICE COST:\$0.00  
B.E., CIVIL CLERK ,

ERIC FLOWERS, SHERIFF  
INDIAN RIVER COUNTY, FLORIDA



BY: \_\_\_\_\_  
Terri Sweeting, Badge # 4456, D.S.

CLERK OF COURT ESCAMBIA CO. TAX DEEDS  
PO BOX 333  
PENSACOLA, FL 32591-0333

INDIAN RIVER COUNTY SHERIFF'S OFFICE  
ATTN: LEGAL PROCESS UNIT 2000 16TH AVENUE #232  
VERO BEACH, FL 32960  
Phone: (772) 226-3190



---

**Payment Receipt**

---

**Payment made by:** CLERK OF COURT ESCAMBIA CO. TAX DEEDS  
PO BOX 333  
PENSACOLA FL 32591-0333

<b>Payment Date:</b>	1/29/2024
<b>Payment Type:</b>	Check
<b>Check #:</b>	900036527
<b>Receipt Number:</b>	440
<b>Payment Amount:</b>	40.00

Sheriff #	Docket #	Title	Amount
24000169	05746	CLERK OF COURT ESCAMBIA CO vs. VERO ATLANTIC 2 LLC	40.00

---

ATLANTIC 2 LLC [0324-65]  
1401 HWY A1A STE 202  
VERO BEACH, FL 32963

9171 9690 0935 0128 1005 97

SSS 23 LLC [0324-65]  
465 HAZZARD RD  
CANTONMENT, FL 32533

9171 9690 0935 0128 1005 80

SSS 23 LLC [0324-65]  
495 PICKFORD PT  
LONGWOOD, FL 32779

9171 9690 0935 0128 1005 73

VERO ATLANTIC 2 LLC [0324-65]  
1401 HIGHWAY A1A SUITE #202  
VERO BEACH, FL 32963

9171 9690 0935 0128 1005 66

POLLY BRADLEY [0324-65]  
RT2 BOX 85  
CANTONMENT, FL 32533

9171 9690 0935 0128 1005 59

ESTATE OF EDWARD LEE BRADLEY  
[0324-65]  
362 FAIRLAND AVE  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1005 42

ESTATE OF EDWARD LEE BRADLEY  
[0324-65]  
609 MIDDLE ST  
FAIRHOPE, AL 36532

9171 9690 0935 0128 1005 35

ESCAMBIA COUNTY / COUNTY  
ATTORNEY [0324-65]  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 1005 28

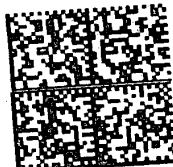
Contact

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

**CERTIFIED MAIL™**



9171 9690 0935 0128 1005 80



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FIRST-CLASS MAIL  
IMI  
**\$007.18<sup>0</sup>**  
01/18/2024 ZIP 32502  
043M31219251

**US POSTAGE**

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PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

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ESCALONIA COUNTY, FL

SSS 23 LLC [0324-65]  
465 HAZZARD RD  
CANTONMENT, FL 32533

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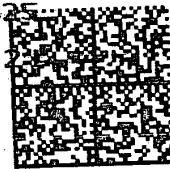


**CERTIFIED MAIL™**



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**\$007.36<sup>0</sup>**  
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**US POSTAGE**

**Pam Childers**

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

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
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ESCAMBIA COUNTY, FL

ESTATE OF EDWARD LEE BRADLEY  
[0324-65]  
362 FAIRLAND AVE  
FAIRHOPE, AL 36532

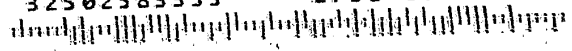
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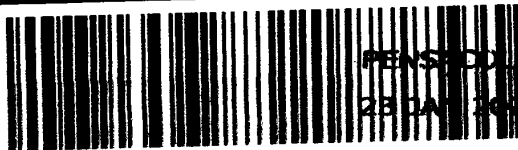
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UNABLE TO FORWARD

BC: 32502583335 \*2738-06814-23-41

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**CERTIFIED MAIL™**



PENSACOLA FL 325  
23 JAN 2024 PM 2



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FIRST-CLASS MAIL  
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US POSTAGE

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

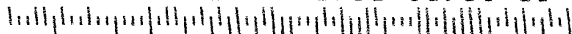
ESTATE OF EDWARD LEE BRADLEY  
[0324-65]  
609 MIDDLE ST  
FAIRHOPE, AL 36532

*NL/CB*  
*TO 1/25/24*

NIXIE 322 FE 1 0002/18/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2738-06790-23-41



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FIRST-CLASS MAIL  
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\$007.18<sup>0</sup>

01/18/2024 ZIP 32502  
043M31219251

US POSTAGE

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

CLERK OF THE CIRCUIT COURT  
PENSACOLA, FLORIDA  
2024 FEB 23 10 11 AM  
PENSACOLA, FLORIDA

POLLY BRADLEY [0324-65]  
RT2 BOX 85  
CANTONMENT, FL 32533

RECEIVED FEB 23 2024 10 11 AM

RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

BC: 52502503000 \* 2708-00041-10-07



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



## 2023

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
12-0557-000	06		332N311201000001

SSS 23 LLC  
495 PICKFORD PT  
LONGWOOD, FL 32779

PROPERTY ADDRESS:  
465 HAZZARD RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21 | 5746

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	57,393	0	57,393	379.74
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	57,393	0	57,393	112.61
BY STATE LAW	3.1820	57,393	0	57,393	182.62
WATER MANAGEMENT	0.0234	57,393	0	57,393	1.34
SHERIFF	0.6850	57,393	0	57,393	39.31
M.S.T.U. LIBRARY	0.3590	57,393	0	57,393	20.60
ESCAMBIA CHILDRENS TRUST	0.4365	57,393	0	57,393	25.05
<b>TOTAL MILLAGE</b> 13.2644				<b>AD VALOREM TAXES</b>	<b>\$761.27</b>

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
S1/2 OF NW1/4 OF NE1/4 OR 9045 P 694 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 See Additional Legal on Tax Roll	FP FIRE PROTECTION		501.32
	<b>NON-AD VALOREM ASSESSMENTS</b>		<b>\$501.32</b>

**Pay online at EscambiaTaxCollector.com**

Payments must be in U.S. funds drawn from a U.S. bank

**COMBINED TAXES AND ASSESSMENTS \$1,262.59**

If Paid By <b>Please Pay</b>	Nov 30, 2023 <b>\$0.00</b>				
---------------------------------	-------------------------------	--	--	--	--

RETAIN FOR YOUR RECORDS

### 2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES  
OUTSTANDING**

Payments in U.S. funds from a U.S. bank

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2023 <b>0.00</b>
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
12-0557-000
PROPERTY ADDRESS
465 HAZZARD RD

SSS 23 LLC  
495 PICKFORD PT  
LONGWOOD, FL 32779



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 05746

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 12:48:01 -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 12:49:23 -06'00'

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



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

**NOTICE OF APPLICATION FOR  
 TAX DEED**

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 05746, 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:

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH SECTION 33, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120557000 (0324-65)

The assessment of the said property under the said certificate issued was in the name of ATLANTIC 2 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 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  
 (SEAL)  
 By: Emily Hogg  
 Deputy Clerk

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

**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 120557000 Certificate Number: 005746 of 2021**

**Payor: FLORIDA ASSET MANAGEMENT 495 PICKFORD PT LONGWOOD FL 32779      Date**  
 3/1/2024

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$5,201.64
		Postage	\$59.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,788.56

**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**  
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 CIRCUIT CIVIL  
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CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
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 AUDITOR

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

**Case # 2021 TD 005746**

**Redeemed Date 3/1/2024**

**Name FLORIDA ASSET MANAGEMENT 495 PICKFORD PT LONGWOOD FL 32779**

Clerk's Total = TAXDEED	\$510.72
Due Tax Collector = TAXDEED	\$5,201.64
Postage = TD2	\$59.20
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**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed - Redemption Calculator**

**Account: 120557000 Certificate Number: 005746 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="3/1/2024"/>
Months	8	8
Tax Collector	<input type="text" value="\$4,633.16"/>	<input type="text" value="\$4,633.16"/>
Tax Collector Interest	\$555.98	\$555.98
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$5,201.64	\$5,201.64 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	\$54.72	\$54.72
Total Clerk	\$510.72	\$510.72 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="\$59.20"/>	<input type="text" value="\$59.20"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,788.56	\$5,788.56
	Repayment Overpayment Refund Amount	\$0.00
Book/Page	<input type="text" value="9028"/>	<input type="text" value="1552"/>



## 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 1552, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05746, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 120557000 (0324-65)

(see attached)

SECTION 33, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: ATLANTIC 2 LLC

Dated this 1st day of March 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## LEGAL DESCRIPTION

S1/2 OF NW1/4 OF NE1/4 OR 8126 P 467 LESS DB 469 P 432 RD R/W LESS DB 563 P 115 DAVID LESS DB 493 P 309 WHITE LESS DB 520 P 755 DUKES LESS DB 551 P 670 HAZARD LESS OR 206 P 345 MCNEIL LESS DB 563 P 114 KEPPEL LESS OR 28/212 P 319/628 DONALD LESS OR 18/260 P 595/683 MOORE LESS OR 75 P 571 KNIGHT LESS OR 80 P 707 ORBORNE LESS OR 325 P 856 TO HAZARDS LESS OR 380 P 364 ST LUKE MISSIONARY CHURCH LESS OR 676 P 200 SMITH LESS OR 826 P 477 PHILLIPS LESS OR 583 P 5 BLACKMAN LESS OR 879 P 783 OSBORNE LESS OR 919 P 988 DALE LESS OR 946 P 452-CARTER OR 998 P 894 LESS OR 1214 P 424 PHILLIPS LESS OR 1986 P 472 MUSLIM HOUSE OF WEST FLA INC LESS OR 1967 P 989 SHAMMA LESS OR 2126 P 810/812 ROBINSON LESS OR 1110 P 14 SIMMONS LESS OR 5976 P 1616 ST LUKE MISSIONARY CHURCH