



# 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

0025.51

## 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	Apr 22, 2024
Property description	COLEMAN KELVIN 26 BRIGADIER ST PENSACOLA, FL 32507 26 BRIGADIER ST 08-1416-000 LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44 OR 7616 P 1419 OR 7633 P 935 SEC 50/51 T 2S R 30 CA 216	Certificate #	2022 / 3547
		Date certificate issued	06/01/2022

## 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)
# 2022/3547	06/01/2022	1,302.48	65.12	1,367.60
→Part 2: Total*				1,367.60

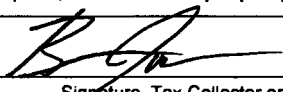
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/3582	06/01/2023	1,453.27	6.25	89.92	1,549.44
Part 3: Total*					1,549.44

## 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)	2,917.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,476.04
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)	4,768.08

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: 	Escambia, Florida
Signature, Tax Collector or Designee	Date April 25th, 2024

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

<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>06/04/2025</u>	
Signature, Clerk of Court or Designee	

### INSTRUCTIONS *+6.25*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400675

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
08-1416-000	2022/3547	06-01-2022	LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44 OR 7616 P 1419 OR 7633 P 935 SEC 50/51 T 2S R 30 CA 216

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

04-22-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



MDR

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

#### Buildings

Address: 26 BRIGADIER ST, Year Built: 1996, Effective Year: 1996, PA Building ID#: 87992

##### Structural Elements

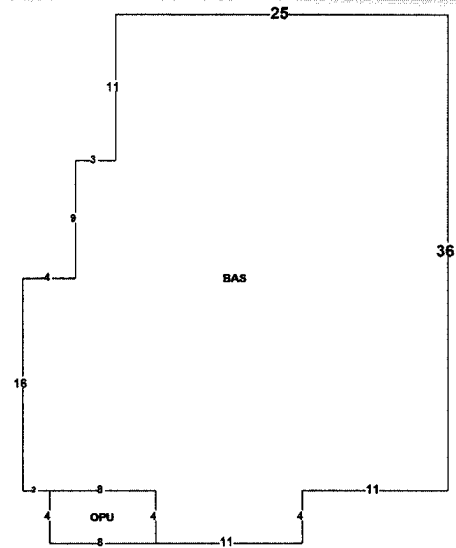
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-HIP  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1115 Total SF

BASE AREA - 1083

OPEN PORCH UNF - 32



#### Images



6/14/2023 12:00:00 AM

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

Last Updated: 05/06/2024 (tc.5341)



**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 #: 08-1416-000 CERTIFICATE #: 2022-3547

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: February 11, 2005 to and including February 11, 2025 Abstractor: Mike Campbell

BY

Michael A. Campbell,  
As President  
Dated: February 18, 2025

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

February 18, 2025

Tax Account #: **08-1416-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KELVIN COLEMAN**

**By Virtue of Order Determining Homestead Status of Real Property recorded 11/3/2016 in OR 7616/1419**

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) 2021-2023 are delinquent.**

**Tax Account #: 08-1416-000**

**Assessed Value: \$98,841.00**

**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:** JUNE 4, 2025

**TAX ACCOUNT #:** 08-1416-000

**CERTIFICATE #:** 2022-3547

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>2024</u> tax year.

**KELVIN COLEMAN**  
**26 BRIGADIER STREET**  
**PENSACOLA, FL 32507**

**KELVIN COLEMAN**  
**PO BOX 5101**  
**ALEXANDRIA, LA 71301**

Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of February, 2025.

**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**

**February 18, 2025**

**Tax Account #:08-1416-000**

## **LEGAL DESCRIPTION EXHIBIT "A"**

**LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44 OR 7616 P 1419 OR 7633 P 935 SEC 50/51 T 2S R 30 CA  
216**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-1416-000(0625-51)**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03547 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KELVIN COLEMAN 26 BRIGADIER ST PENSACOLA, FL 32507	KELVIN COLEMAN PO BOX 5101 ALEXANDRIA LA 71301
--	--

WITNESS my official seal this 17th day of April 2025.



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 June 4, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 03547, issued the 1st day of June, A.D., 2022 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:

LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44 OR 7616 P 1419 OR 7633 P 935 SEC 50/51 T 2S R 30 CA 216

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081416000 (0625-51)

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

KELVIN COLEMAN

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 June, which is the **4th day of June 2025**.

Dated this 16th day of April 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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### Post Property:

**26 BRIGADIER ST 32507**



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

By:  
Emily Hogg  
Deputy Clerk

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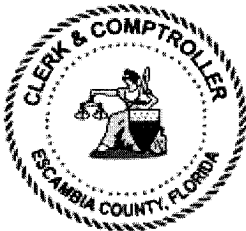
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### Personal Services:

KELVIN COLEMAN  
26 BRIGADIER ST  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** *DL2551*

**Document Number:** ECSO25CIV014151NON

**Agency Number:** 25-005733

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03547 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: KELVIN COLEMAN

**Defendant:**

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

Non-Executed

Received this Writ on 4/25/2025 at 8:54 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for KELVIN COLEMAN , Writ was returned to court UNEXECUTED on 4/28/2025 for the following reason:

PER RESIDENT AT 26 BRIGADIER ST, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D Nelson 923*

D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

## WARNING

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SECTION 50, TOWNSHIP 2 S, RANGE 30 W

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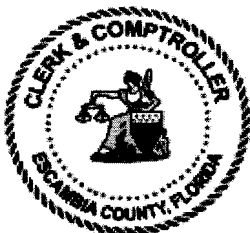
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### Personal Services:

**KELVIN COLEMAN**  
26 BRIGADIER ST  
PENSACOLA, FL 32507

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



By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2025 APR 25 AM 8:54  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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KELVIN COLEMAN  
26 BRIGADIER ST  
PENSACOLA, FL 32507

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA





By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0025.51

**Document Number:** ECSO25CIV014080NON

**Agency Number:** 25-005686

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03547 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: KELVIN COLEMAN

**Defendant:**

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

Received this Writ on 4/25/2025 at 8:50 AM and served same at 7:21 AM on 4/28/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*D Nelson 923*

D. NELSON, CPS

Service Fee: \$40.00

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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 June 4, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 03547, issued the 1st day of June, A.D., 2022 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:

LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44 OR 7616 P 1419 OR 7633 P 935 SEC 50/51 T 2S R 30 CA 216

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081416000 (0625-51)

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

KELVIN COLEMAN

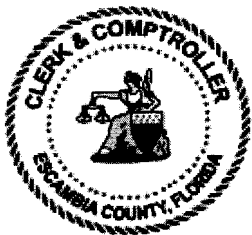
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 4th day of June 2025.

Dated this 16th day of April 2025.

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:

26 BRIGADIER ST 32507



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED  
2025 APR 25 AM 8:00  
ESCAMBIA COUNTY  
SHERIFF'S OFFICE  
CIVIL UNIT

KELVIN COLEMAN [0625-51]  
26 BRIGADIER ST  
PENSACOLA, FL 32507

KELVIN COLEMAN [0625-51]  
PO BOX 5101  
ALEXANDRIA LA 71301

9171 9690 0935 0127 2406 38

9171 9690 0935 0127 2406 45

Contact

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records

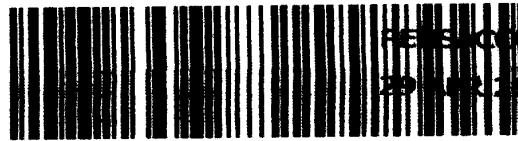
221 Palafox Place, Suite 110  
Pensacola, FL 32502

CHILDERS  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
PENSACOLA, FL 32502

2025 MAY 20 P 10:13

SCAMBA COUNTY, FL

KELVIN COLEMAN [0625-51]  
PO BOX 5101  
ALEXANDRIA LA 71301



9171 9690 0935 0127 2406 45

PENSACOLA FL 325

20 MAY 2025 AM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

04/28/2025 ZIP 32502  
043M31219251

US POSTAGE

Att my  
5-5-25

NIXIE

711 DE 1

0005/16/25

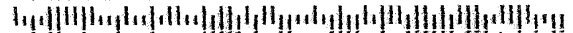
RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

BC: 32502583335

\*2738-05210-29-21

NSS

71337-0316181



**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 MAY 30 A 10:50

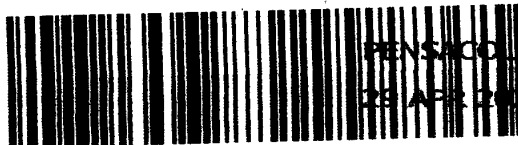
SCALBIA COUNTY, FL

KELVIN COLEMAN [0625-51]

26 BRIGADIER ST

PENSACOLA, FL 32507

**CERTIFIED MAIL™**



PENSACOLA FL 325

28 APR 2025 AM 2:22

9171 9690 0935 0127 2406 38



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

04/25/2025 ZIP 32502  
043M31219251

**US POSTAGE**

NIXIE

326 DE 1

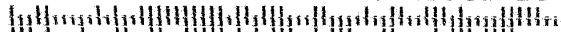
0005/26/25

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

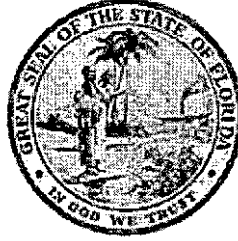
BC: 32502583335

\*2738-02362-29-21

IA  
32507-2342-1423



**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

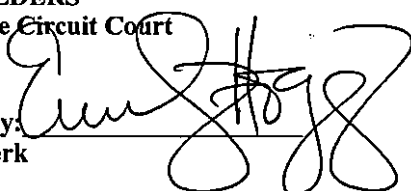
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 081416000 Certificate Number: 003547 of 2022**

**Payor: CONSTANCE AND LEON COLEMAN 26 BRIGADIER ST PENSACOLA FL 32507 Date**  
**5/28/2025**

Clerk's Check #	331311	Clerk's Total	\$551.78
Tax Collector Check #	1	Tax Collector's Total	\$5,775.63
		Postage	\$16.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$6,360.79</del>

**\$6,209.03**  
**\$6,242.43**

**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  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

**Case # 2022 TD 003547**

**Redeemed Date 5/28/2025**

**Name CONSTANCE AND LEON COLEMAN 26 BRIGADIER ST PENSACOLA FL 32507**

Clerk's Total = TAXDEED	\$551.76 <b>\$ 6,209.03</b>
Due Tax Collector = TAXDEED	\$5,775.63
Postage = TD2	\$16.40
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: 081416000 Certificate Number: 003547 of 2022**

Redemption ☒ Yes ☐ No Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="6/4/2025"/>	Redemption Date <input type="text" value="5/28/2025"/>
Months	14	13
Tax Collector	<input type="text" value="\$4,768.08"/>	<input type="text" value="\$4,768.08"/>
Tax Collector Interest	\$1,001.30	\$929.78
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,775.63	<input type="text" value="\$5,704.11"/> 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	\$95.76	\$88.92
Total Clerk	\$551.76	<input type="text" value="\$544.92"/> CCF
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="\$16.40"/>	<input type="text" value="\$16.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,360.79	\$6,282.43
	Repayment Overpayment Refund Amount	\$78.36



# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 03547, issued the 1st day of June, A.D., 2022 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:

LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44  
OR 7616 P 1419 OR 7633 P 935 SEC 50/51  
T 2S R 30 CA 216

SECTION 50, TOWNSHIP 2 S, RANGE 30 W  
TAX ACCOUNT NUMBER 081416000  
(0625-51)

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

KELVIN COLEMAN

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 June, which is the 4th day of June 2025.

Dated this 24th day of April 2025.

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

4WR4/30-5/21TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7914  
Order Date: 4/24/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 4/30/2025  
Last Issue: 5/21/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly 4/30/2025, 5/7/2025, 5/14/2025, 5/21/2025

Emily Hogg, Deputy Clerk  
First Judicial Circuit, Escambia County  
190 W. Government St.  
Pensacola FL 32502  
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

## 2022 TD 03547 TLGFY LLC Coleman

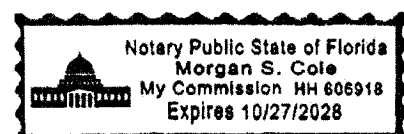
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 5/21/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



12

## 2024

## 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
08-1416-000	06		502S305090014004

COLEMAN KELVIN  
26 BRIGADIER ST  
PENSACOLA, FL 32507

PROPERTY ADDRESS:  
26 BRIGADIER ST

EXEMPTIONS:

0025.51  
22/03547

**PRIOR YEAR(S) TAXES OUTSTANDING**

**PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER**

### AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	98,841	0	98,841	653.98
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	117,855	0	117,855	206.48
BY STATE LAW	3.0950	117,855	0	117,855	364.76
WATER MANAGEMENT	0.0218	98,841	0	98,841	2.15
SHERIFF	0.6850	98,841	0	98,841	67.71
M.S.T.U. LIBRARY	0.3590	98,841	0	98,841	35.48
ESCAMBIA CHILDRENS TRUST	0.4043	98,841	0	98,841	39.96

**TOTAL MILLAGE 12.9336**

**AD VALOREM TAXES \$1,370.52**

### LEGAL DESCRIPTION

### NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
LT 14 BLK 4 DURCHSLAGS S/D PB 1 P 44 OR 7616 P 1419 OR 7633 P 935 SEC 50/51 T 2S See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$125.33</b>

**Pay online at EscambiaTaxCollector.com**

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

**COMBINED TAXES AND ASSESSMENTS \$1,495.85**

If Received By Please Pay	Jun 30, 2025 \$1,766.39	Jul 31, 2025 \$1,766.39	Aug 29, 2025 \$1,766.39		
------------------------------	----------------------------	----------------------------	----------------------------	--	--

RETAIN FOR YOUR RECORDS

## 2024 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**

**PAY DELINQUENT TAXES BY CASH,  
CASHIER'S CHECK OR MONEY ORDER**

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

### PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Jun 30, 2025 1,766.39
AMOUNT IF PAID BY	Jul 31, 2025 1,766.39
AMOUNT IF PAID BY	Aug 29, 2025 1,766.39
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

### ACCOUNT NUMBER

08-1416-000

### PROPERTY ADDRESS

26 BRIGADIER ST

COLEMAN KELVIN  
26 BRIGADIER ST  
PENSACOLA, FL 32507