



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

0625.50

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	REED DONALD 16 BRIGADIER ST PENSACOLA, FL 32507 854 GULF BEACH HWY 08-1750-000 BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UN (Full legal attached.)	Certificate #	2022 / 3578
		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)
# 2022/3578	06/01/2022	663.96	33.20	697.16
→ Part 2: Total*				697.16

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)
# 2023/3627	06/01/2023	611.58	6.25	100.91	718.74
Part 3: Total*					718.74

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)	1,415.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	609.10
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)	2,400.00

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: 
Signature, Tax Collector or Designee

Escambia, Florida
Date April 25th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/04/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS ^{46,25}

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.

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2
UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400624

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
08-1750-000	2022/3578	06-01-2022	BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

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

Buildings

Address: 854 GULF BEACH HWY, Year Built: 1971, Effective Year: 1971, PA Building ID#: 88123

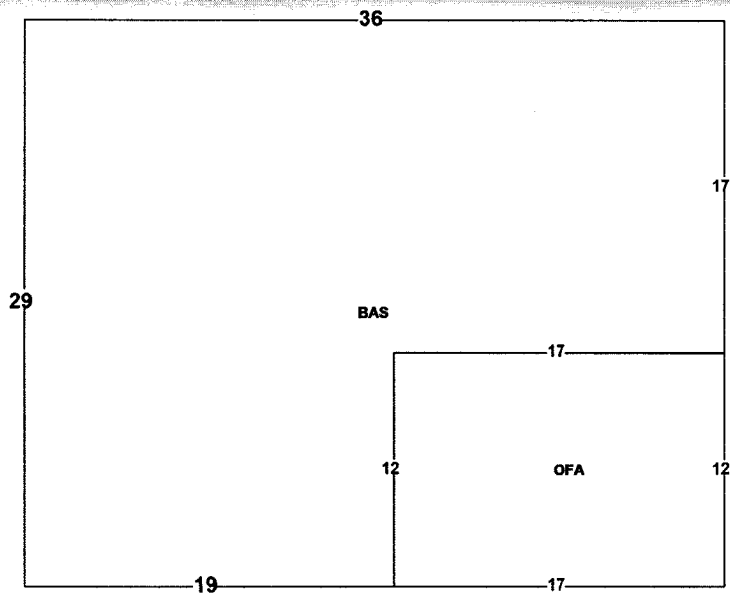
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-2
NO. STORIES-1
ROOF COVER-ROLLED ROOFING
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1044 Total SF

BASE AREA - 840

OFFICE AVG - 204



Images



5/25/2022 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.



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 #: 08-1750-000 CERTIFICATE #: 2022-3578

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 #: **08-1750-000**

1. The Grantee(s) of the last deed(s) of record is/are: **LIFE ESTATE JOSEPHINE REED AND FEE SIMPLE DONALD REED**

By Virtue of Warranty Deed recorded 4/5/1956 in Deed Book 442/20 and Quitclaim Deed recorded 3/11/1993 – OR 3329/700 ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FOR JOSEPHINE REED OR DONALD REED RECORDED IN ESCAMBIA COUNTY.

2. The land covered by this Report is: **See Attached Exhibit “A”**

ABTRACTOR’S NOTE: LEGAL DESCRIPTION ON RECORDED DEEDS AND TAX ROLL ARE DIFFERENT AND WE ARE UNABLE TO CONFIRM THAT THEY ARE THE SAME AND CORRECT WITHOUT A SURVEY.

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Judgment if favor of LVNV Funding LLC c/o Resurgent Capital Services LP recorded 5/28/2024-OR 9152/1368**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 11/8/2023 – OR 9065/1975**
 - c. **Code Enforcement Lien in favor of Escambia County recorded 12/20/2023 – OR 9083/514**
 - d. **Tax Lien in favor of State of FL-Department of Revenue recorded 9/28/2023-OR 9047/1062**
 - e. **Tax Lien in favor of State of FL-Department of Revenue recorded 1/31/2024-OR 9097/1533**
 - f. **Tax Lien in favor of State of FL-Department of Revenue recorded 3/27/2024-OR 9123/645**
 - g. **Tax Lien in favor of State of FL-Department of Revenue recorded 7/30/2024-OR 9181/1383**
 - h. **Tax Lien in favor of State of FL-Department of Revenue recorded 12/17/2024- OR 9245/896**

4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 08-1750-000

Assessed Value: \$36,139.00

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 #: 08-1750-000

CERTIFICATE #: 2022-3578 2022-3578

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 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>2024</u> tax year.

JOSEPHINE REEED

DONALD REED
16 BRIGADIERS
PENSACOLA, FL 32507

DONALD REED
1215 N 7TH AVE
PENSACOLA, FL 32503-5920

DONALD REED
854 GULF BEACH HWY
PENSACOLA, FL 32507

LVNV FUNDING LLC C/O
RESURGENT CAPITAL SERVICES LP
P.O. BOX 10466
GREENVILLE, SC 29603

ESCAMBIA CO CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

STATE OF FL- DEPT OF REVENUE
PENSACOLA SERVICE CENTER
2205 LA VISTA, STE B
PENSACOLA, FL 32504-8210

DONALD E REED
3220 N DAVIS HWY
PENSACOLA, FL 32503

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Certified and delivered to Escambia County Tax Collector, this 18th day of February 2025.
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above-mentioned 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 #:08-1750-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO
POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST
RD R/W CA 219**

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-1750-000(0625-50)

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

DEED 442 PAGE 20

Printed and Published by
HARRIS PRINTING CO.
PENSACOLA, FLA.
1118-1

1.75
1.25
1.05
State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Josephine Reed, a widow

for and in consideration of One dollar and other valuable considerations
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
John Reed, Jr.

his 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: Commencing at the North west corner of the Casanave Grant, Section 50, Township 2
South, Range 30 West, Escambia County, Florida running thence South 6 degrees West on
the line between Sections 50 and 54, T. 2. S., R. 30 W., a distance of (1) 2212 feet and 4
inches; thence (2) North 86 degrees 58 minutes and 42 seconds East a distance of 1103
feet; thence (3) at an angle of 90 degrees to line last traversed a distance of 33
feet to the North right-of-way line of the Gulf Beach Highway; thence (4) North 86 de-
grees 58 minutes and 42 seconds East a distance of 134 feet and 7 inches for the point
of beginning of this description.

Run thence (5) North at an angle of 90 degrees to the line last traversed a distance
of 125 feet; thence (6) East at an angle of 90 degrees to line last traversed a distance
of 50 feet; thence South at an angle of (7) 90 degrees to line last traversed a distance
of 125 feet to the North right-of-way line of the Gulf Beach Highway; thence West (8)
at an angle of 90 degrees to line last traversed a distance of 50 feet to the point of
beginning, said description embraces Lot 9 in Block 2 of the Mary Baynes Addition to the
Jones Brown Subdivision, recorded in Plat Book 1 at page 36, records Escambia County,
Florida, said subdivision map being on file in the Tax Assessor's Office.

This deed being subject to a life estate for the life of the grantor which the
said grantor herein expressly reserves to herself

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, 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 encum-
brance, and that I, My heirs, executors and administrators, the said grantee, his 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 29th
day of March A. D. 1956.

Signed, sealed and delivered in the presence of

Leroy G. White
Lagetha E. Reed

Josephine Reed (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)



State of Florida
Escambia County

Before the subscriber personally appeared Josephine Reed

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

Given under my hand and official seal this 29th day of March 1956.



No. 20892 filed APR 5 1956

Attest: Langley Bell, Clerk of Circuit Court

DEPUTY CLERK

Willie L. Brown
Notary Public.
My commission expires 1/31/58

33296 700

94.50 Rec
70 Doc
1120STATE OF FLORIDA

QUITCLAIM DEED

COUNTY OF ESCAMBIAKNOW ALL MEN BY THESE PRESENTS, That I, JOHN REED, JR.

for and in consideration of the sum of ***One hundred dollars **(\$100.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto my brother, DONALD REED 16 Brigadier, Pensacola, 32507 his heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit:

Parcel I

Lot 17 in Block 4, in DURSCHLAGS's Subdivision lying and being a part of the Juan B. Cazanave and John Donelson Grants, Sections 50 and 51, Township 2 South, Range 30 West, according to plat thereof by Stephen Lee, recorded in Plat Book 1, at Page 44, of the Public Records of Escambia County, Florida. Municipal address: 16 N. Brigadier St., Pensacola, FL

Parcel II

Commencing at the North west corner of the Cazanave Grant, Section 50, Township 2 South, Range 30 West, Escambia County, Florida, running thence South 6 degrees West on the line between Sections 50 and 54, T. 2. S. R. 30 W., a distance of (1) 2212 feet and 4 inches; thence (2) North 86 degrees 58 minutes and 42 seconds East, a distance of 1103 feet; thence N (3) at an angle of 90 degrees to line last traversed a distance of 33 feet to the North right-of-way line of the Gulf Beach Highway; thence (4) North 86 degrees 58 minutes and 42 second East a distance of 134 feet and 7 inches for the point of beginning of this description. Run thence (5) North at an angle of 90 degrees to the line last traversed a distance of 125 feet; thence (6) East at an angle of 90 degrees to line last traversed a distance of 50 feet; thence South at an angle of (7) 90 degrees to line last traversed a distance of 125 feet to the North right-of-way line of the Gulf Beach Highway; thence West (8) at an angle of 90 degrees to line last traversed a distance of 50 feet to the point of beginning, said description embraces Lot 9 in Block 2 of the Mary Baynes Addition to the Jonas Brown subdivision, recorded in Plat Book 1 at page 36, records Escambia County, Florida, said subdivision map being on file in the Tax Assessor's Office.

The above described property is subject to a life estate for the life of Josephine Reed as per the Warranty Deed from Josephine Reed to John Reed, Jr. as recorded in Official Record Book 442, Page 20. Municipal address: 800 Gulf Beach Highway, Pensacola, FL.

D.S. PO. # 70
DATE 3-11-93
JOE A. FLOWERS, COMPTROLLER
BY [Signature] O.G.
CERT. REG. #59-284529-27.01

25X

32X

Parcel III

33296 701

N1/2 of Lot 20 and all Lot 21, Block 146 Beach
Haven plat DB 46 P 51 Section 54/35 Township
2/3 south range 30/31.
Municipal address: Lowndes Ave., Pensacola, FL

Parcel IV

Lots One (1), and Twenty-Three (23) in Block
One hundred thirty (130) Section 35/54, township
2 South, ranges 31/30 West. Beach Haven Tract.
New Warrington, Florida.
Municipal address: Polk Ave., Pensacola, FL

...ther with all and singular the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining, free from all exemptions and right of homestead.
This instrument has been prepared without the giving of any title opinion, either
expressed or implied.

WITNESSES:

Silas L. Robinson
SILAS L. ROBINSON

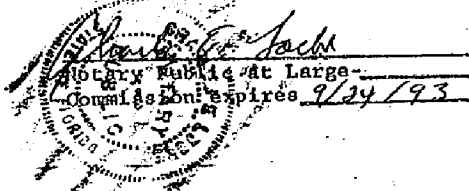
Willie Frank Webster
WILLIE FRANK WEBSTER

John Reed Jr
JOHN REED, JR.

Before me on this the 4 day of May, 1992 personally appear

JOHN REED, JR., identified by personal acquaintance.

who acknowledged to me that he executed this instrument for the
purposes herein set forth.



This instrument prepared by:
O. E. Adams, Sr.
Attorney at Law
P.O. Drawer 12217
Pensacola, Florida 32581
904/433-4638

527192

25x10

32x

LESS AND EXCEPT ROAD RIGHT OF WAY

08303 346216 908

FRUIT LEE HADEN CLERK
CIRCUIT COURT AND COUNTY CLERK
ESCAMBA COUNTY FLORIDA

Section/Job 4805912537

IN THE CIRCUIT COURT OF THE
FIRST JUDICIAL CIRCUIT, IN AND FOR
ESCAMBA COUNTY, FLORIDA

STATE OF FLORIDA, DEPARTMENT OF
TRANSPORTATION,

Plaintiff,

vs.

CASE NO. 92-4140-E

LOUIS JAMES DEES,
and others,

PARCEL NO. 157 and 158

Defendant.

STIPULATED FINAL JUDGMENT

THIS CAUSE having come upon joint motion of Plaintiff,
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, and Defendants,
DONALD REED, CHINA REED, JOHN REED, JR., for the entry of a Final
Judgment, and it appearing to the Court that the parties were
authorized to enter into such motion and the Court being
otherwise fully advised in the premises, IT IS

ORDERED AND ADJUDGED:

1. That the compensation to be paid by Plaintiff is
just and reasonable for all parties concerned.
2. That the Defendants, DONALD REED, CHINA REED, JOHN
REED, JR., shall recover of and from Plaintiff the sum of **TWELVE
THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$12,800.00)** in full
payment for the property taken and for all damages of any nature
in connection with parcels 157 & 158 including business damages.
3. That the following described properties, to-wit:
Parcel 157 and Parcel 158 (see Exhibits "A" and "B" attached)

CR 303 34627 909

vested in Plaintiff pursuant to the Order of Taking and deposit of good faith money, and is approved, ratified and confirmed.

4. That Defendant has provided documentation that certain liens have been paid and that all other liens including property taxes either have been or will be satisfied.

5. That Plaintiff, within thirty (30) days from the entry of this Stipulated Final Judgment, shall deposit into the Registry of the Court the additional sum of **NINE THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$9,600.00)**; that upon receipt of funds deposited, the clerk of this Court shall forthwith and without further order, disburse the sum of **TWELVE THOUSAND EIGHT HUNDRED DOLLARS AND NO CENTS (\$12,800.00)** by making a check payable to Carlton, Fields, Ward, Emmanuel, Smith, Cutler, P.A. Trust Account, First Union National Bank of Florida, account number 68690439764 and mailing it to Miles Davis, Esquire, Carlton, Fields, Ward, Emmanuel, Smith, Cutler, Post Office Box 12426, Pensacola, Florida 32582, for proper disbursement in accordance with this Stipulated Final Judgment.

6. That the Court retains and reserves jurisdiction of this cause to assess the Defendant's reasonable court costs and attorney fees at a later date upon the filing of an appropriate motion therefore, and to enforce the terms of the Judgment.

DONE AND ORDERED in Chambers, Pensacola, Florida,
this 1st day of November 1993.


JOHN P. KUDER
Circuit Court Judge

copies furnished to:
✓ Celeste F. Adorno, Esq.
✓ Miles Davis, Esq.
✓ certified copy to acctg.

25 X 1

SECTION 48050-2537

S.R. 292

ESCAMBIA COUNTY

 OR 350 34626 910
 ERMIE LEE MAGANA CLERK
 CLERK OF COURT
 ESCAMBIA COUNTY, FLORIDA

PARCEL 157

 Nov 2 7 42 PM '93
 SECTION 48050-2537
 RIGHT OF WAY

That part of:

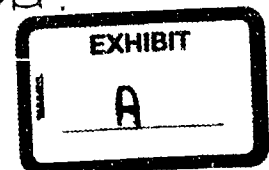
FILED & RECORDED

Commencing at the Northwest corner of the Cazanave Grant, Section 50, Township 2 South, Range 30 West, Escambia County, Florida, running thence South 6 degrees West on the line between Sections 50 and 54, Township 2 South, Range 30 West, a distance of (1) 2212 feet and 4 inches; thence (2) North 86 degrees 58 minutes and 42 seconds East a distance of 1103 feet; thence North (3) at an angle of 90 degrees to line last traversed a distance of 33 feet to the North Right of Way line of the Gulf Beach Highway; thence (4) North 86 degrees 58 minutes and 42 seconds East a distance of 134 feet and 7 inches for the Point of Beginning of this description. Run thence (5) North at angle of 90 degrees to the line last traversed a distance of 125 feet; thence (6) East at an angle of 90 degrees to line last traversed a distance of 50 feet; thence South at an angle of (7) 90 degrees to the line last traversed a distance of 125 feet to the North Right of Way line of the Gulf Beach Highway; thence West (8) at an angle of 90 degrees to line last traversed a distance of 50 feet to the Point of Beginning, said description embraces Lot 9 in Block 2 of the Mary Baynes Addition to the Jonas Brown Subdivision, recorded in Plat Book 1 at Page 36, records of Escambia County, Florida, said subdivision map being on file in the Tax Assessor's Office.

lying Northerly of and within 63 feet of the survey line of State Road No. 292 (Gulf Beach Highway), Section 48050, said survey line being described as follows: Commence on the existing West Right of Way line (80 foot R/W) of Mills Avenue at a one inch iron pipe marking the Northeast corner of Block 159, Beach Haven Subdivision, as recorded in Deed Book 46, Page 51 of the Public Records of Escambia County, Florida; thence South 8°18'55" West, along said existing West right of way line of Mills Avenue, a distance of 284.78 feet to the beginning of survey line described herein; thence North 70°08'04" East, 783.18 feet (crossing the East line of Section 54, Township 2 South, Range 30 West and the West line of Section 50, Township 2 South, Range 30 West) to the beginning of curve, concave Southeasterly, having a radius of 1363.01 feet; thence run Northeasterly 430.79 feet along said curve through a central angle of 18°06'31" to end of curve; thence North 88°14'35" East, 2222.02 feet (crossing the East line of said Section 50 and the West line of Section 51, Township 2 South, Range 30 West); thence North 87°19'45" East, 1134.85 feet to end of survey line herein described; thence for purpose of

1

Cont.



25 X 11

OR 3034 3462M 911

SECTION 48050-2537 S.R. 292 ESCAMBIA COUNTY DESCRIPTION

Parcel 157

FEE SIMPLE

reference only, South 87°19'45" West, 771.39 feet to the
Southerly extension of the East Right of Way line of MerRIGTH OF WAY
Street; thence North 2°32'31" West, along said extension and
along said East Right of Way line, 283.05 feet to a one half inch
rebar marking the Northwest corner of Lot 18, Block 1, Durchslags
Subdivision as recorded in Plat Book 1, Page 44 of the Public
Records of Escambia County, Florida,

Containing 1530 square feet, more or less, exclusive of area
within existing road Right of Way, and being Section 50, Township
2 South, Range 30 West.

OWNED BY: John Reed, Jr., a married man.

SUBJECT TO: Tax Certificate No. 90-02648000 for 1989 taxes, in favor of
Constance V. Hicks.

Final Judgment recorded in OR Book 1438 at Page 124, in favor of
Six Associates, Architects, Engineers, Planners, Inc.

Final Judgment recorded in OR Book 2759 at Page 345, in favor of
Six Associates, Architects, Engineers, Planners, Inc.

Tax Certificate No. 91-02847000 for 1991 taxes and Tax Certificate
No. 92-02764000 for 1992 taxes, in favor of Raymond Beaty and wife,
Ellen Beaty.

OR BOOK 3462 912

SECTION 48050-2537 S.R. 292 ESCAMBIA COUNTY DESCRIPTION

PARCEL 158

FEE SIMPLE
SECTION 48050-2537
RIGHT OF WAY

That part of:

Lot 8, Block 2, described as follows: Commencing at the Northwest corner of the Cazanave Grant, Section 50, Township 2 South, Range 30 West, running thence South 6 degrees West, on the Section line a distance of 2212 feet 4 inches; thence North 85 degrees East a distance of 1337 feet 2 inches; thence North 4 degrees 13 minutes West a distance of 33 feet to iron pipe monument on the North line of Gulf Beach Highway at the Southeast corner of said Lot 8, the Point of Beginning; go thence North 4 degrees 13 minutes West a distance of 125 feet; go thence South 85 degrees 47 minutes West a distance of 50 feet; go thence South 4 degrees 13 minutes East a distance of 125 feet; go thence North 85 degrees 47 minutes East, on said North line of highway, a distance of 50 feet to the Point of Beginning,

lying Northerly of and within 63 feet of the survey line of State Road No. 292 (Gulf Beach Highway), Section 48050, said survey line being described as follows: Commence on the existing West Right of Way line (80 foot R/W) of Mills Avenue at a one inch iron pipe marking the Northeast corner of Block 159, Beach Haven Subdivision, as recorded in Deed Book 46, Page 51 of the Public Records of Escambia County, Florida; thence South 8°18'55" West, along said existing West right of way line of Mills Avenue, a distance of 284.78 feet to the beginning of survey line described herein; thence North 70°08'04" East, 763.18 feet (crossing the East line of Section 54, Township 2 South, Range 30 West and the West line of Section 50, Township 2 South, Range 30 West) to the beginning of curve, concave Southeasterly, having a radius of 1363.01 feet; thence run Northeasterly 430.79 feet along said curve through a central angle of 18°06'31" to end of curve; thence North 88°14'35" East, 2222.02 feet (crossing the East line of said Section 50 and the West line of Section 51, Township 2 South, Range 30 West); thence North 87°19'45" East, 1134.85 feet to end of survey line herein described; thence for purpose of reference only, South 87°19'45" West, 771.39 feet to the Southerly extension of the East Right of Way line of Merritt Street; thence North 2°32'31" West, along said extension and along said East Right of Way line, 283.05 feet to a one half inch rebar marking the Northwest corner of Lot 18, Block 1, Durckelags Subdivision as recorded in Plat Book 1, Page 44 of the Public Records of Escambia County, Florida,

Containing 1528 square feet, more or less, exclusive of area within existing road Right of Way, and being in Section 50, Township 2 South, Range 30 West.

OWNED BY: Donald Reed and wife, China Pearl Reed.

SUBJECT TO: Federal Tax Lien recorded in OR Book 3059 at Page 314, in favor of Department of the Treasury Internal Revenue Service.

Tax Lien recorded in OR Book 2628 at Page 284, in favor of State of Florida Department of Labor & Employment Security Division of Unemployment Compensation Bureau of Tax.



Recorded in Public Records 5/28/2024 4:44 PM OR Book 9152 Page 1368,
Instrument #2024040620, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Recorded in Public Records 8/16/2023 5:53 PM OR Book 9025 Page 1816,
Instrument #2023066317, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 179093528 E-Filed 08/07/2023 03:51:31 PM

**IN THE COUNTY COURT OF THE FIRST
JUDICIAL CIRCUIT IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

**SMALL CLAIMS DIVISION
CASE NO. 2022 SC 004453**

**LVNV FUNDING LLC
C/O RESURGENT CAPITAL SERVICES LP
P.O. BOX 10466
GREENVILLE, SC 29603
Plaintiff,**

vs.

**DONALD REED
1215 N 7TH AVE
PENSACOLA, FL 32503-5920
Defendant.**

FINAL JUDGMENT

At a Small Claims Pretrial Conference on October 19, 2022, the parties appeared and entered into a court-ordered payment plan. The Plaintiff has now filed a Motion for Final Judgment in that the defendant has failed to comply with the terms and conditions of the Agreement. The court, having reviewed the Affidavit filed in support of the motion, finds that the plaintiff is entitled to a Final Judgment, it is hereby,

ORDERED AND ADJUDGED that Plaintiff, LVNV FUNDING LLC, C/O Resurgent Capital Services LP P.O. Box 10466 Greenville, SC 29603 by and through undersigned counsel recover from Defendant Donald Reed, SSN:***-**-■■■■■, 1215 N 7th Ave, Pensacola, FL 32503-5920, the sum of \$1,162.41 in principal, \$246.50 for court costs, making a total of \$1,408.91 that shall bear interest at the prevailing statutory interest rate of 7.69% per annum, for which let execution issue. The interest rate will adjust in accordance with §55.03 Fla. Stat. Plaintiff shall be entitled to post-judgment costs incurred in the execution of the judgment pursuant to Florida Statute. It is further

ORDERED AND ADJUDGED that the Defendant shall complete the Florida Rule of Civil Procedure Form 1.977 (Fact Information Sheet) or Florida Small Claims Rules Form 7.343 and return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of appeal is filed.

BK: 9152 PG: 1369 Last Page

BK: 9025 PG: 1817 Last Page

JURISDICTION OF THIS CASE IS RETAINED to enter further orders that are proper to compel the Defendant to complete form 1.977 or 7.343, including all required attachments, and serve it on the Plaintiff's Counsel, as well as to award additional costs and attorney's fees incurred during execution of this Judgment consistent with § 57.115 Fla. Stat.

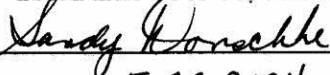
DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

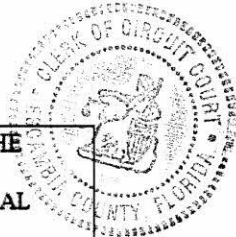

eSigned by ESCAMBIA COUNTY COURT JUDGE SCOTT RITCHIE in 2022 SC 004453
on 08/07/2023 14:40:53 ZAKJH9D

Judge Scott Ritchie

cc: Mandarin Law Group, LLP, P.O. Box 952289, Lake Mary, FL 32795
Donald Reed, 1215 N 7th Ave, Pensacola FL 32503-5920
(FIS ATTACHED AND SENT)

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY:  D.C.
DATE: 5-23-2024



Recorded in Public Records 11/8/2023 1:42 PM OR Book 9065 Page 1975,
Instrument #2023089666, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 11/8/2023 12:44 PM OR Book 9065 Page 1905,
Instrument #2023089632, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

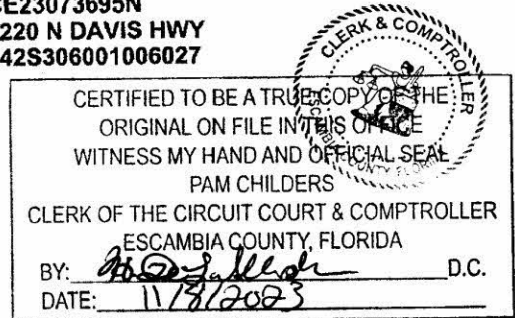
CASE NO: CE23073695N
LOCATION: 3220 N DAVIS HWY
PR#: 042S306001006027

VS.

REED, DONALD E
3220 N DAVIS HWY
PENSACOLA, FL 32503

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, Donald Reed, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structure - 30-203 (CC) Accessory structure unmaintained

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (P) Eaves/soffits

BK: 9065 PG: 1976

BK: 9065 PG: 1906

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **3/6/2024** to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$25.00** per day, commencing **3/7/2024**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

Page 2 Of 4

BK: 9065 PG: 1977

BK: 9065 PG: 1907

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

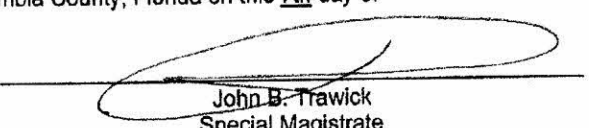
RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

BK: 9065 PG: 1978 Last Page

BK: 9065 PG: 1908 Last Page

DONE AND ORDERED in Escambia County, Florida on this 7th day of
November, 2023.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 12/20/2023 1:37 PM OR Book 9083 Page 514,
Instrument #2023100066, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 12/20/2023 12:45 PM OR Book 9083 Page 337,
Instrument #2023100025, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

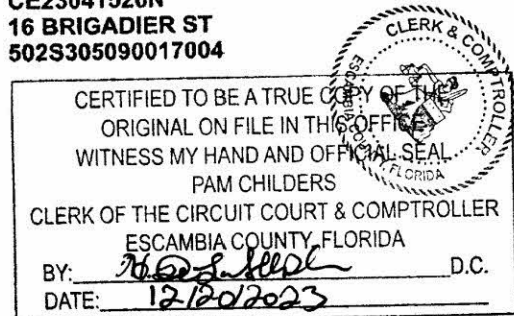
CASE NO: CE23041526N
LOCATION: 16 BRIGADIER ST
PR#: 502S305090017004

VS.

REED DONALD EST OF,
16 BRIGADIER ST
PENSACOLA, FL 32507

RESPONDENT(S)

ORDER



This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, Donald Reed (Sr)
as well as evidence submitted, and after consideration of the appropriate sections of son of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation proven
of the following Code of Ordinances has occurred and continues: deceit

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (U) Broken/cracked

Sec. 82-171. Solid Waste - Mandatory Collection

BK: 9083 PG: 515

BK: 9083 PG: 338

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds
as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until
3/18/2024 to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

**Complete removal of all contributing nuisance conditions; trash, rubbish,
overgrowth and legally dispose of. maintain clean conditions to avoid a repeat
violation.**

**Obtain building permit and restore structure to current building codes or, obtain
demolition permit and remove the structure(s), legally disposing of all debris.**

**Remove all outdoor storage from the property. Store indoor items in a garage, shed
or dwelling.**

Remove all refuse and dispose of legally and refrain from future littering

**Subscribe for residential waste collection with a legal waste collection service and
comply with solid waste disposal methods**

If Respondent(s) fail to fully correct the violation(s) within the time required,
Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **3/19/2024**.
This fine shall continue until the violation(s) is/are abated and the violation(s) brought
into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**,
immediately upon full correction of the violation(s), to contact the Escambia County
Office of Environmental Enforcement in writing to request that the office immediately
inspect the property to make an official determination of whether the violation(s)
has/have been abated and brought into compliance. If the violation(s) is/are not abated
within the specified time period, Escambia County may elect to undertake any
necessary measures to abate the violation(s). These measures could include, but are
not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING**

BK: 9083 PG: 516

BK: 9083 PG: 339

OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines, and costs owing hereunder shall constitute a lien upon **ALL REAL AND PERSONAL PROPERTY OWNED BY RESPONDENT(S)** including property involved herein, which lien can be enforced by foreclosure and as provided by law.

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

BK: 9083 PG: 517 Last Page

BK: 9083 PG: 340 Last Page

Jurisdiction is hereby retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED in Escambia County, Florida on this 19th day of December, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 9/28/2023 9:40 AM OR Book 9047 Page 1602,
Instrument #2023078975, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000000965718

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	612.01
PENALTY	\$	643.74
INTEREST	\$	7.02
TOTAL	\$	1262.77
FEE(S)	\$	20.00
GRAND TOTAL	\$	1282.77

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 27th day of September, 2023.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 1/31/2024 7:55 AM OR Book 9097 Page 1533,
Instrument #2024007228, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000000979512

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	2840.44
PENALTY	\$	442.74
INTEREST	\$	79.07
TOTAL	\$	3362.25
FEE(S)	\$	20.00
GRAND TOTAL	\$	3382.25

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 30th day of January, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 3/27/2024 7:43 AM OR Book 9123 Page 645,
Instrument #2024022889, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000000986507

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	1857.22
PENALTY	\$	185.72
INTEREST	\$	43.27
TOTAL	\$	2086.21
FEE(S)	\$	20.00
GRAND TOTAL	\$	2106.21

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 26th day of March, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 7/30/2024 8:09 AM OR Book 9181 Page 1383,
Instrument #2024057771, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000001005424

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	3714.44
PENALTY	\$	578.75
INTEREST	\$	126.97
TOTAL	\$	4420.16
FEE(S)	\$	20.00
GRAND TOTAL	\$	4440.16

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 29th day of July, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

Recorded in Public Records 12/17/2024 2:01 PM OR Book 9245 Page 896,
Instrument #2024094351, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



Florida Department of Revenue
WARRANT

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : XXXXXXXXXX
Warrant # : 1000001022812

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	3714.44
PENALTY	\$	578.84
INTEREST	\$	131.86
TOTAL	\$	4425.14
FEE(S)	\$	20.00
GRAND TOTAL	\$	4445.14

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 12th day of December, 2024.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:

Authorized Agent

Please bill to:
State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

22/3578



Florida Department of Revenue
WARRANT

New

DONALD EDWARD REED
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

Tax : Sales and Use Tax
Business Partner # : 1508813
Contract Object # : 00015162685
FEIN : 590829957
Warrant # : 1000001035700

Re: Warrant issued under Chapter

212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT Sales and Use Tax TAX(ES).

The taxpayer named above in the County of Escambia, is
indebted to the Department of Revenue, State of Florida, in the following amounts:

TAX	\$	1857.22
PENALTY	\$	289.42
INTEREST	\$	62.19
TOTAL	\$	2208.83
FEE(S)	\$	20.00
GRAND TOTAL	\$	2228.83

For returns due on or before December 31, 1999, interest is due at the rate of 12% per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

WITNESS my hand and official seal in this City of Pensacola,
Escambia County, Florida, this 4th day of March, 2025.



Jim Zingale, Executive Director
Department of Revenue, State of Florida

This instrument prepared by:


Authorized Agent

Please bill to:

State of Florida, Department of Revenue
PENSACOLA SERVICE CENTER
2205 LA VISTA AVE STE B
Pensacola, FL 32504-8210

DR-78
R. 04/18

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03578 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:

DONALD REED 16 BRIGADIER ST PENSACOLA, FL 32507	JOSEPHINE REED 16 BRIGADIER PENSACOLA, FL 32507
DONALD REED 1215 N 7TH A VE PENSACOLA, FL 32503-5920	DONALD REED 854 GULF BEACH HWY PENSACOLA, FL 32507
LVNV FUNDING LLC C/O RESURGENT CAPITAL SERVICES LP P.O. BOX 10466 GREENVILLE, SC 29603	DONALD E REED 3220 N DAVIS HWY PENSACOLA, FL 32503
DONALD EDWARD REED 314 N DE VILLIERS ST PENSACOLA, FL 32501-3862	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505	FLORIDA DEPT OF REVENUE 2205 LA VISTA STE B PENSACOLA FL 32504-8210

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. 03578, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081750000 (0625-50)

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

DONALD REED

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.

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. 03578**, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081750000 (0625-50)

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

DONALD REED

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:

854 GULF BEACH HWY 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.

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. 03578, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081750000 (0625-50)

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

DONALD REED

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**.

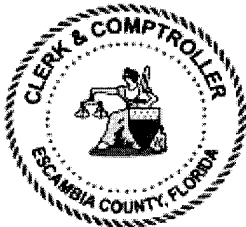
Dated this 16th day of April 2025.

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.

Personal Services:

DONALD REED
16 BRIGADIER ST
PENSACOLA, FL 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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0025.50

Document Number: ECSO25CIV014077NON

Agency Number: 25-005685

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03578 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DONALD REED

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 7:33 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

Receipt No: BILL

Printed By: GBGUY

WARNING

005195

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. 03578, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081750000 (0625-50)

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

DONALD REED

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:

854 GULF BEACH HWY 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2025 APR 25 AM 8:50
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.

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV014150NON

Agency Number: 25-005732

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03578 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DONALD REED

Defendant:

Type of Process: NOTICE OF APPLICATION 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 DONALD REED , Writ was returned to court UNEXECUTED on 5/13/2025 for the following reason:

MADE SEVERAL ATTEMPTS TO SERVE SUBJECT AT 16 BRIGADIER ST; HOWEVER, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO SERVE BY DATE. 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: LSTRAVIS

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. 03578**, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081750000 (0625-50)

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

DONALD REED

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.

Personal Services:

DONALD REED
16 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 10:54
CLERK'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.

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. 03578**, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 081750000 (0625-50)

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

DONALD REED

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.

Personal Services:

DONALD REED
16 BRIGADIER ST
PENSACOLA, FL 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.

DONALD REED [0625-50]
16 BRIGADIER ST
PENSACOLA, FL 32507

JOSEPHINE REED [0625-50]
16 BRIGADIER
PENSACOLA, FL 32507

9171 9690 0935 0127 2407 75

9171 9690 0935 0127 2407 20

DONALD REED [0625-50]
1215 N 7TH A VE
PENSACOLA, FL 32503-5920

DONALD REED [0625-50]
854 GULF BEACH HWY
PENSACOLA, FL 32507

9171 9690 0935 0127 2407 37

9171 9690 0935 0127 2407 44

LVNV FUNDING LLC [0625-50]
C/O RESURGENT CAPITAL SERVICES LP
P.O. BOX 10466
GREENVILLE, SC 29603

DONALD E REED [0625-50]
3220 N DAVIS HWY
PENSACOLA, FL 32503

9171 9690 0935 0127 2407 51

9171 9690 0935 0127 2407 13

DONALD EDWARD REED [0625-50]
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0625-50]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 2407 06

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0625-50]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

FLORIDA DEPT OF REVENUE
[0625-50]
2205 LA VISTA STE B
PENSACOLA FL 32504-8210

9171 9690 0935 0127 2406 90

9171 9690 0935 0127 2406 83

Contract

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

DONALD E REED [0625-50]
3220 N DAVIS HWY
PENSACOLA, FL 32503

CERTIFIED MAIL™



9171 9690 0935 0127 2407 13

PENSACOLA FL 325

29 MAY 2025 AM 7:21



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

04/28/2025 ZIP 32502
043M31219251

US POSTAGE

VAC

NIXIE

326 DE 1

0005/02/25

RETURN TO SENDER
VACANT

UNABLE TO FORWARD

BC: 32502583335

*2738-02726-29-21

VAC

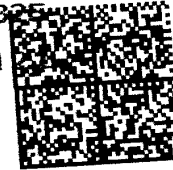
32502>5833
32503-301520

CERTIFIED MAIL™



9171 9690 0935 0127 2407 06

PENSACOLA FL 32501
29 APR 2025 AM



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
04/28/2025 ZIP 32502
043M31219251

US POSTAGE

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

RECEIVED
PAM CHILDERS
CLERK & COMPTROLLER
2025 APR 29 11:07
PENSACOLA, FL 32501
DONALD EDWARD REED [0625-50]
314 N DE VILLIERS ST
PENSACOLA, FL 32501-3862

RECEIVED
PAM CHILDERS
CLERK & COMPTROLLER
2025 APR 29 11:07
PENSACOLA, FL 32501

RECEIVED
PAM CHILDERS
CLERK & COMPTROLLER
2025 APR 29 11:07
PENSACOLA, FL 32501

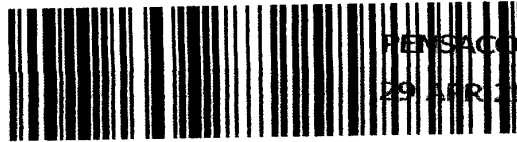
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 52302585553 *2758-02765-29-21

32502>5833
32501-38621

CERTIFIED MAIL™

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



PENSACOLA FL 325
29 APR 2025 AM

9171 9690 0935 0127 2407 37



quadiant
FIRST-CLASS MAIL
(M)
\$008.16⁹
04/28/2025 ZIP 32502
043M31218251

US POSTAGE

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 05-22-2008 BY 60322
PENSACOLA COUNTY, FL

DONALD REED [0625-50]
1215 N 7TH AVE
PENSACOLA, FL 32503-5920

ATT
4/30/2025
UNCLAIMED

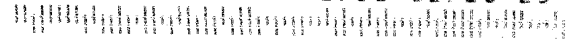
WIP/W

NIXIE 326 FE 1 0005/19/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
32503-592015

BC: 32502583335 *2738-02720-29-21



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

CLERK OF CIRCUIT COURT
OFFICIAL RECORDS
FILED
2025 MAY 22 PM 10:00
ESCAMBIA COUNTY, FL

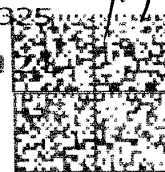
DONALD REED [0625-50]
854 GULF BEACH HWY
PENSACOLA, FL 32507

CERTIFIED MAIL



9171 9690 0935 0127 2407 44

PENSACOLA FL 32502
29 APR 2025 AM 12:11



4/30/25

quadrant

FIRST CLASS MAIL
IM1

\$008.16⁹

04/25/2025 ZIP 32502
043MG121925*

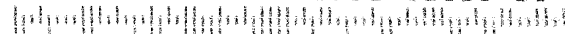
US POSTAGE

NIXIE 326 DE 1 0005/19/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32507 0625-50 UNC
12 0625-50

BC: 32502583335 *2738-02680-29-21



Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palatka Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 MAY 30 A 10:00

ESCAMBIA COUNTY, FL

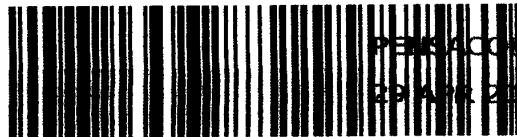
JOSEPHINE REED [0625-50]
16 BRIGADIER
PENSACOLA, FL 32507

.. 9314110251884478

IA

32507-201415

CERTIFIED MAIL™



PENSACOLA FL 325

29 APR 2025 AM

9171 9690 0935 0127 2407 20



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

04/25/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE

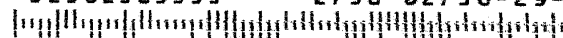
326 DE 1

0005/26/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32502583335

*2738-02756-29-21



CW 5/2/25

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

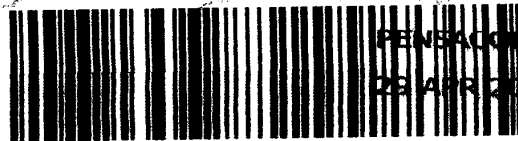
PAM CHILDERS
CLERK & COMPTROLLER
FILED

7025 MAY 30 A 10:59

ESCAMBIA COUNTY, FL

DONALD REED [0625-50]
16 BRIGADIER ST
PENSACOLA, FL 32507

CERTIFIED MAIL™



PENSACOLA FL 325
25 APR 25 AM

9171 9690 0935 0127 2407 75



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

04/25/2025 ZIP 32502
043M31219251

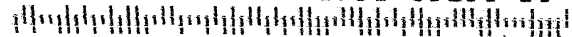
US POSTAGE

NIXIE 326 DE 1 0005/26/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32502583335 *2738-03156-29-21

IA
32502583335



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. 03578, 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:

BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT TO POB LT 9 BLK 2 UNRECORDED PLAT OF LT N S/D PLAT DB 109 P 459 LESS OR 3462 P 908 ST RD R/W CA 219

SECTION 50, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 081750000
(0625-50)

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

DONALD REED

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: 7913
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

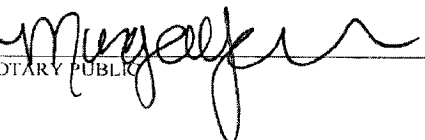
2022 TD 03578 TLGFY LLC Reed

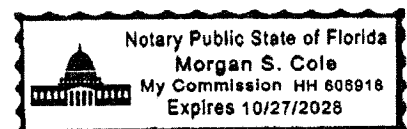
was published in said newspaper in and was printed and released from 4/30/2025 until 5/21/2025 for a consecutive 4 weeks.

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



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
08-1750-000	06		502S306061090002

PROPERTY ADDRESS:
854 GULF BEACH HWY

EXEMPTIONS:

REED DONALD
16 BRIGADIER ST
PENSACOLA, FL 32507

PRIOR YEAR(S) TAXES OUTSTANDING

22/03578

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	36,139	0	36,139	239.11
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	38,935	0	38,935	68.21
BY STATE LAW	3.0950	38,935	0	38,935	120.50
WATER MANAGEMENT	0.0218	36,139	0	36,139	0.79
SHERIFF	0.6850	36,139	0	36,139	24.76
M.S.T.U. LIBRARY	0.3590	36,139	0	36,139	12.97
ESCAMBIA CHILDRENS TRUST	0.4043	36,139	0	36,139	14.61

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$480.95

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
BEG 562 FT W OF SW COR OF JONAS BROWN S/D W 50 FT N 125 FT ELY 50 FT SLY 125 FT See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$606.28

If Received By Please Pay	Jun 30, 2025 \$741.50	Jul 31, 2025 \$741.50	Aug 29, 2025 \$741.50		
------------------------------	--------------------------	--------------------------	--------------------------	--	--

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 741.50
AMOUNT IF PAID BY	Jul 31, 2025 741.50
AMOUNT IF PAID BY	Aug 29, 2025 741.50
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER

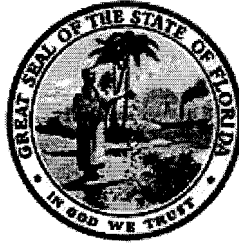
08-1750-000

PROPERTY ADDRESS

854 GULF BEACH HWY

REED DONALD
16 BRIGADIER ST
PENSACOLA, FL 32507

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: 081750000 Certificate Number: 003578 of 2022**

Payor: DONALD REED 16 BRIGADIER ST PENSACOLA, FL 32507 Date 6/4/2025

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$551.76
Tax Collector's Total	\$2,910.25
Postage	\$73.80
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$3,552.81

**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>

W/ CC file

\$ 3,552.81