



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

0025.40

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	PEADEN ALEX M EST OF 7457 KERSEY DR PENSACOLA, FL 32526 7457 KERSEY RD 09-0619-255 BEG AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST C (Full legal attached.)	Certificate #	2022 / 3885
		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)
# 2022/3885	06/01/2022	892.65	44.63	937.28
→Part 2: Total*				937.28

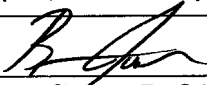
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/3936	06/01/2023	960.76	6.25	158.53	1,125.54
Part 3: Total*					1,125.54

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)	2,062.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	940.02
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)	3,377.84

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 ⁴⁶²⁵

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST COURSE
SLY 70 FT 89 DEG 50 MIN RT WLY 110 FT 90 DEG 10 MIN RT NLY 70 FT 89 DEG 50 MIN RT ELY 110 FT TO POB LT 9
UNRECORDED S/D PLAT DB 104 P 400 OR 4800 P 832

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400640

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
09-0619-255	2022/3885	06-01-2022	BEG AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST COURSE SLY 70 FT 89 DEG 50 MIN RT WLY 110 FT 90 DEG 10 MIN RT NLY 70 FT 89 DEG 50 MIN RT ELY 110 FT TO POB LT 9 UNRECORDED S/D PLAT DB 104 P 400 OR 4800 P 832

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

Real Estate Search

Sale List

Printer Friendly Version

General Information

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Year	Land	Imprv	Total	Cap Val
2023	\$7,200	\$56,409	\$63,609	\$56,661
2022	\$7,524	\$49,354	\$56,878	\$51,510
2021	\$7,524	\$41,502	\$49,026	\$46,828

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2001	4800	832	\$100	QC	
05/1996	4146	1744	\$100	WD	
05/1992	3179	80	\$100	WD	
12/1989	2792	480	\$100	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2023 Certified Roll Exemptions

None

Legal Description
BEG AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89
DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST COURSE
SLY 70...

METAL BUILDING

Launch Interactive Map

Section
Map Id:
13-1S-31-2

**Approx.
Acreage:**
0.1785

Zoned:

[illegible]

70

110

9



View Florida Department of Environmental Protection(DEP) Data

MDR

Evacuation
& Flood
Information
Open
Report

Buildings

Address: 7457 KERSEY RD, Year Built: 2001, Effective Year: 2001, PA Building ID#: 128165

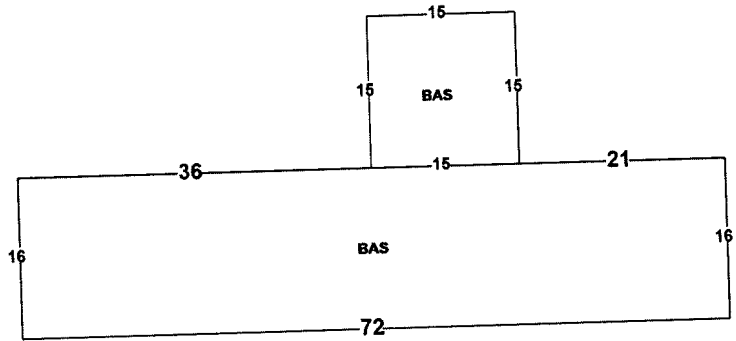
Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

Areas - 1377 Total SF

BASE AREA - 1377



Images



11/21/2019 12:00:00 AM



11/21/2019 12:00:00 AM

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

Last Updated: 05/06/2024 (tc.4795)



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 09-0619-255 CERTIFICATE #: 2022-3885

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 #: **09-0619-255**

1. The Grantee(s) of the last deed(s) of record is/are: **ALEX MAJOR PEADEN**

By Virtue of Quitclaim Deed recorded 11/9/2001 in OR 4800/832

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR ALEX MAJOR PEADEN RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. WE DO NOT FIND ACCESS RECORDED FOR THIS PARCEL

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. **Certificate of Delinquency recorded 5/4/2009 – OR 6455/154**
 - b. **Lien in favor of the Emerald Coast Utilities Authority recorded 5/2/2023- OR 8970/1283**

4. Taxes:

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

Tax Account #: 09-0619-255

Assessed Value: \$62,327.00

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 #: 09-0619-255

CERTIFICATE #: 2022-3885

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.

EST OF ALEX M. PEADEN
7457 KERSEY DR
PENSACOLA, FL 32526

ALEX M. PEADEN
2363 BUCKINGHAM DR
PENSACOLA, FL 32526

CLERK OF CIRCUIT COURT
DIVISION OF ENFORCEMENT
1800 WEST ST. MARY'S ST.
PENSACOLA, FL 32051

DOR CHILD SUPPORT
DOMESTIC RELATIONS
3670B NORTH "L" STREET
PENSACOLA, FL 32505

EMERALD COAST UTILITY AUTHORITY
9255 STURDEVANT ST.
PENSACOLA, FL 32514-0311

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 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 #:09-0619-255

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT
FOR POB CONT LAST COURSE SLY 70 FT 89 DEG 50 MIN RT WLY 110 FT 90 DEG 10 MIN RT
NLY 70 FT 89 DEG 50 MIN RT ELY 110 FT TO POB LT 9 UNRECORDED S/D PLAT DB 104 P 400
OR 4800 P 832**

SECTION 13, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-0619-255(0625-40)

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

OR BK 4800 PG0832
Escambia County, Florida
INSTRUMENT 2001-901782

DEED DOC STAMPS PD @ ESC CO \$ 0.70
11/09/01 ERNIE LEE MAGNIA, CLERK
By: *[Signature]*

LF298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 9th day of November , (year), 2001

by first party, Grantor,

Doyce Martin, aka Doyce w. Martin
whose post office address is
3055 Patricia Dr.
Pensacola, FL 32526

to second party, Grantee, Alex Major Peaden
whose post office address is

7457 Kersey Dr
Pensacola FL 32526

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars & other considerations

Dollars (\$ 10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of

Escambia, State of Florida to wit:

Commence at NE corner of lot 40 according to the national land sales Company Subdivision plat of Sec 13, Township 1 S, Range 31W, as recorded in deed book 104, page 400 of the public records of Escambia County Florida, thence run W along the N line of said lot 40 for 160', thence deflect 89°50' , left run southerly for 140 ft. to point of beginning.:thence continue the last course run southerly for 70ft., thence deflect 89°50' right run westely for 110ft. thence deflect 90°10' right run northerly for 70 ft; thence deflect 89°50' right run easterly for 110ft to point of beginning. Also known as Lot #9 of an unrecorded subdivision on an undedicated road.

OR BK 4800 P60833
Escambia County, Florida
INSTRUMENT 2001-901782

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Leslie Michele Faircloth
Signature of Witness

Doyce Martin
Signature of First Party

Leslie Michele Faircloth
Print name of Witness

Doyce Martin
Print name of First Party

Dolores W. Bauer
Signature of Witness

Doyce W. Martin
Signature of First Party

Dolores W. Bauer
Print name of Witness

aka Doyce W. Martin
Print name of First Party

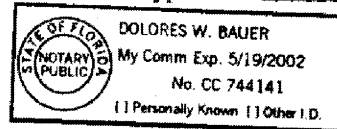
State of Florida
County of Escambia

On 9th Nov. 2001 before me, Dolores W. Bauer, notary
appeared Doyce Martin, aka Doyce W Martin
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Dolores W. Bauer
Signature of Notary

DOLORES W. BAUER

Affiant Knownxx Produced ID
Type of ID



(Seal)

State of
County of
On

before me,

appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID
Type of ID

(Seal)

RED Nov 09, 2001 02:50 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-901782

Signature of Preparer

Dolores W. Bauer

Print Name of Preparer

3747 W Gadsden St., Pensacola FL 32505
Address of Preparer

Recorded in Public Records 5/2/2023 8:38 AM OR Book 8970 Page 1283,
Instrument #2023034577, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

BEG AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB
CONT LAST COURSE SLY 70...

Customer: PEADEN ALEX M EST OF

Account Number: 183311 - 12815

Amount of Lien: \$ 150.34, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

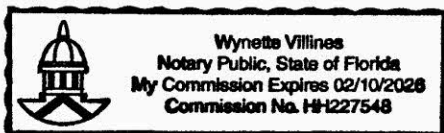
Dated: 04/28/2023

EMERALD COAST UTILITIES AUTHORITY

BY: 

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28TH day of APRIL, 2023, by ROSA LA VAL of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.




Notary Public - State of Florida

RWK:ls
Revised 05/31/11

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03885 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:

EST OF ALEX M PEADEN 7457 KERSEY DR PENSACOLA, FL 32526	ALEX M. PEADEN 2363 BUCKINGHAM DR PENSACOLA, FL 32526
DAWN A WIEMER 5900 FLAXMAN ST #28 PENSACOLA FL 32506	ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514
FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504	

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. 03885, 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 AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST COURSE SLY 70 FT 89 DEG 50 MIN RT WLY 110 FT 90 DEG 10 MIN RT NLY 70 FT 89 DEG 50 MIN RT ELY 110 FT TO POB LT 9 UNRECORDED S/D PLAT DB 104 P 400 OR 4800 P 832

SECTION 13, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090619255 (0625-40)

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

EST OF ALEX M PEADEN

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. 03885**, 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 AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST COURSE SLY 70 FT 89 DEG 50 MIN RT WLY 110 FT 90 DEG 10 MIN RT NLY 70 FT 89 DEG 50 MIN RT ELY 110 FT TO POB LT 9 UNRECORDED S/D PLAT DB 104 P 400 OR 4800 P 832

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Post Property:

7457 KERSEY RD 32526



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

By:
Emily Hogg
Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 03885**, 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 AT NE COR OF L 40 WLY ALG N LI OF SD LT 160 FT 89 DEG 50 MIN LEFT SLY 140 FT FOR POB CONT LAST COURSE SLY 70 FT 89 DEG 50 MIN RT WLY 110 FT 90 DEG 10 MIN RT NLY 70 FT 89 DEG 50 MIN RT ELY 110 FT TO POB LT 9 UNRECORDED S/D PLAT DB 104 P 400 OR 4800 P 832

SECTION 13, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090619255 (0625-40)

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

EST OF ALEX M PEADEN

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:

EST OF ALEX M PEADEN
7457 KERSEY DR
PENSACOLA, FL 32526

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 *0625.40*

Document Number: ECSO25CIV014064NON

Agency Number: 25-005680

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03885 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF ALEX M PEADEN

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 1:23 PM on 4/29/2025 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: _____

J. Cypret

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

000000

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. 03885, 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:

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SECTION 13, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 090619255 (0625-40)

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

EST OF ALEX M PEADEN

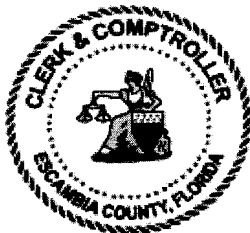
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 4th day of June 2025.

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 proceedings at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

7457 KERSEY RD 32526



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.

APR 25 AM 8:50
CLERK'S OFFICE
CIVIL UNIT

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0125.40

Document Number: ECSO25CIV014142NON

Agency Number: 25-005727

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03885 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF ALEX M PEADEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/25/2025 at 8:58 AM and served same at 1:23 PM on 4/29/2025 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF ALEX M PEADEN , the within named, to wit: TRACY PEADEN, DAUGHTER IN LAW.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, 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.

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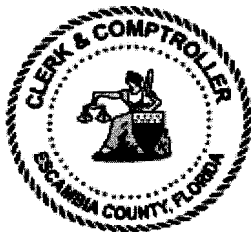
Dated this 16th day of April 2025.

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:

EST OF ALEX M PEADEN
7457 KERSEY DR
PENSACOLA, FL 32526

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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RECEIVED
2025 APR 25 AM 8:53
ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT

EST OF ALEX M PEADEN [0625-40]
7457 KERSEY DR
PENSACOLA, FL 32526

9171 9690 0935 0127 2409 66

ALEX M. PEADEN [0625-40]
2363 BUCKINGHAM DR
PENSACOLA, FL 32526

9171 9690 0935 0127 2409 42

DAWN A WIEMER [0625-40]
5900 FLAXMAN ST #28
PENSACOLA FL 32506

9171 9690 0935 0127 2409 59

ECUA [0625-40]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 2408 81

FLORIDA DEPT OF REVENUE
[0625-40]
2205B LA VISTA AVE
PENSACOLA FL 32504

9171 9690 0935 0127 2408 98

Contract

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

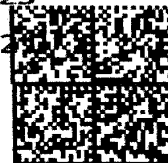
Pensacola, FL 32502



9171 9690 0935 0127 2409 42

PENSACOLA FL 325

29 APR 2025 AM 2:11



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁹

04/25/2025 ZIP 32502
043M31219251

US POSTAGE

JLC

ALEX M. PEADEN [0625-40]

2363 BUCKINGHAM DR

PENSACOLA, FL 32526

XXXX

326 40-1

0005/05/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502583335

*2091-01099-03-22

3250258333
32526-215500

CERTIFIED MAIL™

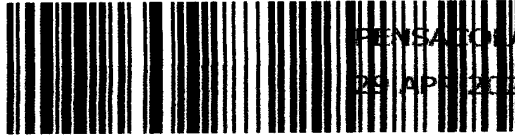
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

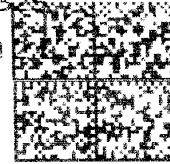
Pensacola, FL 32502



PENSACOLA FL 325

09 APR 2015 AM

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quadiènt

FIRST-CLASS MAIL
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04/25/2025 ZIP 32502
043M31219251

US POSTAGE

SECRET

2025 MAY 26 A 13:29

ES-AMDA COURT, FL

EST OF ALEX M PEADEN [0625-40]

7457 KERSEY DR

PENSACOLA, FL 32526

LN
4/30

NIXIE

326 DE 1

0005 / 23 / 25

RETURN TO SENDER

UNCLAIMED

[illegible]

UNC

EC: 32502583335

* 2738-02740-29-21

3250275833
325-527557



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

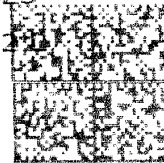
Pensacola, FL 32502



9171 9690 0935 0127 2409 59

PENSACOLA FL 325

29 APR 2025 AM 2:11



quadrant

FIRST-CLASS MAIL
IMI

\$008.16

04/25/2025 7:15 PM
043M0121051

US POSTAGE

DAWN A WIEMER [0625-40]

5900 FLAXMAN ST #28

PENSACOLA FL 32506

~~9171 9690 0935 0127 2409 59~~

FWD

32502583335
32502583335

MIXIE

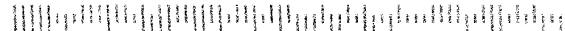
839 FE 1

0005/20/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2738-02658-29-21



PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 090619255 Certificate Number: 003885 of 2022

Payor: GEORGE PEADEN 7457 KERSEY DR PENSACOLA, FL 32526 Date 5/21/2025

Clerk's Check #	1	Clerk's Total	\$551.76
Tax Collector Check #	1	Tax Collector's Total	\$4,093.44
		Postage	\$41.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,703.20

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

Reduced
\$4577.49

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>

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. 03885, 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:

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TAX ACCOUNT NUMBER 090619255
(0625-40)

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

EST OF ALEX M PEADEN

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: 7908
Order Date: 4/24/2025
Number Issues: 4
Pub Count: 1
First Issue: 4/30/2025
Last Issue: 5/21/2025
Order Price: \$390.00
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

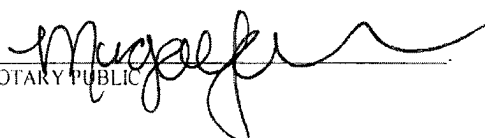
2022 TD 03885 TLGFY LLC Peaden

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

