



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

0825.01

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	REGINA GOSSETT 5665 BLAKE LN PACE, FL 32571	Application date	Apr 01, 2025
Property description	CLEARWATER 201 LLC C/O HEMMER CONSULTING LLC 9800 4TH ST N STE 200 ST PETERSBURG, FL 33702 UNKNOWN 12-0552-800 BEG SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW (Full legal attached.)	Certificate #	2023 / 6383
		Date certificate issued	06/01/2023

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)
# 2023/6383	06/01/2023	308.63	106.48	415.11
→ Part 2: Total*				415.11

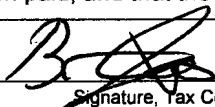
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2024/6507	06/01/2024	305.92	6.25	23.84	336.01
Part 3: Total*					336.01

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)	751.12
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	247.97
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)	1,374.09

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 9th, 2025

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>08/06/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

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 SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW 1/4 FOR POB N 01 DEG 31 MIN 52 SEC E 4281 17/100 FT S 87 DEG 08 MIN 56 SEC E 1234 21/100 FT TO W/R/W OF PROPOSED (80 FT R/W) S 01 DEG 35 MIN 15 SEC W ALG PROPOSED W R/W LI 3029 44/100 FT TO PC OF A CURVE CONCAVED NE HAVING A RADIUS OF 1063 90/100 FT SELY ALG PROPOSED W R/W LI AN ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E ALG PROPOSED W R/W LI 916 24/100 FT TO S LI OF SEC N 87 DEG 14 MIN 04 SEC W ALG S LI OF SEC 1672 19/100 FT TO POB LESS BEG SW COR S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 2957 51/100 FT FOR POB N 21 DEG 23 MIN 34 SEC W 906 15/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1086 40/100 FT ARC DIST 435 74/100 FT (CH DIST 432 82/100 FT CH BRG N 09 DEG 54 MIN 09 SEC W) TO PT N 01 DEG 35 MIN 15 SEC E 3029 94/100 FT S 87 DEG 08 MIN 56 SEC E 22 51/100 FT S 01 DEG 35 MIN 15 SEC W 3029 44/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1063 90/100 FT ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 916 24/100 FT N 87 DEG 14 MIN 04 SEC W 24 66/100 FT TO POB LESS PROPOSED CENTER LI OF 125 FT PKWY DESC AS FOLLOWS BEG NE COR OF SEC BEING CENTER LI OF MATHISON RD (60 FT R/W) N 86 DEG 56 MIN 16 SEC W ALG0 CENTER LI OF RD AND N LI OF

SEC 1323 30/100 FT TO CENTER LI OF 125 FT PKWY BEING NE COR OF NW 1/4 OF NE 1/4 FOR POB CONT SAME COURSE
1323 38/100 FT TO POINT OF INTER S 02 DEG 49 MIN 09 SEC W 185 12/100 FT TO PC OF A CURVE CONCAVED NWLY
HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 733 50/100 FT (CH DIST OF 717 17/100 FT CH BRG
23 DEG 49 MIN 57 SEC W) TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SELY HAVING A RADIUS OF
1240 FT SWLY ALG CURVE AN ARC DIST OF 669 52/100 FT (CH DIST OF 661 41/100 FT CH BRG S 29 DEG 22 MIN 39 SEC
W) TO PT S 13 DEG 54 MIN 35 SEC W 1122 73/100 FT TO PC OF CURVE CONCAVED NELY HAVING A RADIUS OF 1000 FT
SWLY ALG CURVE AN ARC LENGTH OF 558 17/100 FT (CH DIST 550 95/100 FT CH BRG S 01 DEG 24 MIN 15 SEC W) TO PT
S 14 DEG 35 MIN 10 SEC E 2271 73/100 FT TO PC OF A CURVE CONCAVED SWLY HAVING A RADIUS OF 340 FT SELY ALG
CURVE AN ARC LENGTH OF 95 98/100 FT (CH DIST OF 95 66/100 FT CH BRG S 06 DEG 29 MIN 58 SEC E) TO PT S 01 DEG
35 MIN 15 SEC W 4021 73/100 FT TO PC OF A CURVE CONCAVED NELY HAVING A RADIUS OF 1023 90/100 FT SELY ALG
CURVE AN ARC LENGTH OF 410 68/100 FT (CH DIST OF 407 93/100 FT CH BRG S 09 DEG 54 MIN 10 SEC E) TO PT S 21
DEG 23 MIN 34 SEC E 934 18/100 FT TO POINT OF TERMINATION SAID POINT OF TERMINATION 0 BEING 87 DEG 14 MIN
04 SEC W A DIST OF 2213 88/100 FT 0 FROM SE COR OF SEC OR 7339 P 129

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500027

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

REGINA GOSSETT
5665 BLAKE LN
PACE, FL 32571,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
12-0552-800	2023/6383	06-01-2023	BEG SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW 1/4 FOR POB N 01 DEG 31 MIN 52 SEC E 4281 17/100 FT S 87 DEG 08 MIN 56 SEC E 1234 21/100 FT TO W R/W OF PROPOSED (80 FT R/W) S 01 DEG 35 MIN 15 SEC W ALG PROPOSED W R/W LI 3029 44/100 FT TO PC OF A CURVE CONCAVED NE HAVING A RADIUS OF 1063 90/100 FT SELY ALG PROPOSED W R/W LI AN ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E ALG PROPOSED W R/W LI 916 24/100 FT TO S LI OF SEC N 87 DEG 14 MIN 04 SEC W ALG S LI OF SEC 1672 19/100 FT TO POB LESS BEG SW COR S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 2957 51/100 FT FOR POB N 21 DEG 23 MIN 34 SEC W 906 15/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1086 40/100 FT ARC DIST 435 74/100 FT (CH DIST 432 82/100 FT CH BRG N 09 DEG 54 MIN 09 SEC W) TO PT N 01 DEG 35 MIN 15 SEC E 3029 94/100 FT S 87 DEG 08 MIN 56 SEC E 22 51/100 FT S 01 DEG 35 MIN 15 SEC W 3029 44/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1063 90/100 FT ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 916 24/100 FT N 87 DEG 14 MIN 04 SEC W 24 66/100 FT TO POB LESS PROPOSED CENTER LI OF 125 FT PKWY DESC AS FOLLOWS BEG NE COR OF SEC BEING CENTER LI OF MATHISON RD (60 FT R/W) N 86 DEG 56 MIN 16 SEC W ALGO CENTER LI OF RD AND N LI OF SEC 1323 30/100 FT TO CENTER LI OF 125 FT PKWY BEING NE COR OF NW 1/4 OF NE 1/4 FOR POB CONT SAME COURSE 1323 38/100 FT TO POINT OF INTER S 02 DEG 49 MIN 09 SEC W 185

		12/100 FT TO PC OF A CURVE CONCAVED NWLY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 733 50/100 FT (CH DIST OF 717 17/100 FT CH BRG 23 DEG 49 MIN 57 SEC W) TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SELY HAVING A RADIUS OF 1240 FT SWLY ALG CURVE AN ARC DIST OF 669 52/100 FT (CH DIST OF 661 41/100 FT CH BRG S 29 DEG 22 MIN 39 SEC W) TO PT S 13 DEG 54 MIN 35 SEC W 1122 73/100 FT TO PC OF CURVE CONCAVED NELY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 558 17/100 FT (CH DIST 550 95/100 FT CH BRG S 01 DEG 24 MIN 15 SEC W) TO PT S 14 DEG 35 MIN 10 SEC E 2271 73/100 FT TO PC OF A CURVE CONCAVED SWLY HAVING A RADIUS OF 340 FT SELY ALG CURVE AN ARC LENGTH OF 95 98/100 FT (CH DIST OF 95 66/100 FT CH BRG S 06 DEG 29 MIN 58 SEC E) TO PT S 01 DEG 35 MIN 15 SEC W 4021 73/100 FT TO PC OF A CURVE CONCAVED NELY HAVING A RADIUS OF 1023 90/100 FT SELY ALG CURVE AN ARC LENGTH OF 410 68/100 FT (CH DIST OF 407 93/100 FT CH BRG S 09 DEG 54 MIN 10 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 934 18/100 FT TO POINT OF TERMINATION SAID POINT OF TERMINATION 0 BEING 87 DEG 14 MIN 04 SEC W A DIST OF 2213 88/100 FT 0 FROM SE COR OF SEC OR 7339 P 129
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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
REGINA GOSSETT
5665 BLAKE LN
PACE, FL 32571

04-01-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

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General Information		Assessments				
Parcel ID:	322N313101000000	Year	Land	Imprv	Total	Cap Val
Account:	120552800	2024	\$18,614	\$0	\$18,614	\$18,614
Owners:	CLEARWATER 201 LLC	2023	\$18,614	\$0	\$18,614	\$18,614
Mail:	C/O HEMMER CONSULTING LLC 9800 4TH ST N STE 200 ST PETERSBURG, FL 33702	2022	\$18,614	\$0	\$18,614	\$18,614
Situs:		Disclaimer				
Use Code:	TIMBER 1	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None
05/01/2015	7339	129	\$199,000	WD	Y		Legal Description BEG SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW 1/4 FOR POB N 01...
02/2007	6101	1919	\$1,625,000	WD	Y		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features
							None

Section Map Id:
32-2N-31

Approx. Acreage:
130.9981

Zoned:
CONSULT
ZONING
AUTHORITY
HDR
LDR
MDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

[Buildings](#)

[Images](#)

None

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: 04/09/2025 (rc.6461)

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-0552-800 CERTIFICATE #: 2023-6383

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 encumber the title to said land as listed on page 2 herein.

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.

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: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: May 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 16, 2025

Tax Account #: **12-0552-800**

1. The Grantee(s) of the last deed(s) of record is/are: **CLEARWATER 201, LLC**

By Virtue of Warranty Deed recorded 5/4/2015 in OR 7339/129 ABTRACTOR'S NOTE: WE DO NOT FIND ACCESS RECORDED OR SHOWN ON APPRAISER'S MAP 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. NONE

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 12-0552-800

Assessed Value: \$18,614.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: AUG 6, 2025

TAX ACCOUNT #: 12-0552-800

CERTIFICATE #: 2023-6383

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.

CLEARWATER 201 LLC
9800 4TH ST N #200
ST PETERSBURG, FL 33702

CLEARWATER 201 LLC
1604 E JACKSON ST
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 16th day of May 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its 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

May 16, 2025

Tax Account #:12-0552-800

LEGAL DESCRIPTION EXHIBIT "A"

BEG SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW 1/4 FOR POB N 01 DEG 31 MIN 52 SEC E 4281 17/100 FT S 87 DEG 08 MIN 56 SEC E 1234 21/100 FT TO W R/W OF PROPOSED (80 FT R/W) S 01 DEG 35 MIN 15 SEC W ALG PROPOSED W R/W LI 3029 44/100 FT TO PC OF A CURVE CONCAVED NE HAVING A RADIUS OF 1063 90/100 FT SELY ALG PROPOSED W R/W LI AN ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E ALG PROPOSED W R/W LI 916 24/100 FT TO S LI OF SEC N 87 DEG 14 MIN 04 SEC W ALG S LI OF SEC 1672 19/100 FT TO POB LESS BEG SW COR S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 2957 51/100 FT FOR POB N 21 DEG 23 MIN 34 SEC W 906 15/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1086 40/100 FT ARC DIST 435 74/100 FT (CH DIST 432 82/100 FT CH BRG N 09 DEG 54 MIN 09 SEC W) TO PT N 01 DEG 35 MIN 15 SEC E 3029 94/100 FT S 87 DEG 08 MIN 56 SEC E 22 51/100 FT S 01 DEG 35 MIN 15 SEC W 3029 44/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1063 90/100 FT ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 916 24/100 FT N 87 DEG 14 MIN 04 SEC W 24 66/100 FT TO POB LESS PROPOSED CENTER LI OF 125 FT PKWY DESC AS FOLLOWS BEG NE COR OF SEC 29 BEING CENTER LI OF MATHISON RD (60 FT R/W) N 86 DEG 56 MIN 16 SEC W ALG 0 CENTER LI OF RD AND N LI OF SEC 1323 30/100 FT TO CENTER LI OF 125 FT PKWY BEING NE COR OF NW 1/4 OF NE 1/4 FOR POB CONT SAME COURSE 1323 38/100 FT TO POINT OF INTER S 02 DEG 49 MIN 09 SEC W 185 12/100 FT TO PC OF A CURVE CONCAVED NWLY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 733 50/100 FT (CH DIST OF 717 17/100 FT CH BRG 23 DEG 49 MIN 57 SEC W) TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SELY HAVING A RADIUS OF 1240 FT SWLY ALG CURVE AN ARC DIST OF 669 52/100 FT (CH DIST OF 661 41/100 FT CH BRG S 29 DEG 22 MIN 39 SEC W) TO PT S 13 DEG 54 MIN 35 SEC W 1122 73/100 FT TO PC OF CURVE CONCAVED NELY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 558 17/100 FT (CH DIST 550 95/100 FT CH BRG S 01 DEG 24 MIN 15 SEC W) TO PT S 14 DEG 35 MIN 10 SEC E 2271 73/100 FT TO PC OF A CURVE CONCAVED SWLY HAVING A RADIUS OF 340 FT SELY ALG CURVE AN ARC LENGTH OF 95 98/100 FT (CH DIST OF 95 66/100 FT CH BRG S 06 DEG 29 MIN 58 SEC E) TO PT S 01 DEG 35 MIN 15 SEC W 4021 73/100 FT TO PC OF A CURVE CONCAVED NELY HAVING A RADIUS OF 1023 90/100 FT SELY ALG CURVE AN ARC LENGTH OF 410 68/100 FT (CH DIST OF 407 93/100 FT CH BRG S 09 DEG 54 MIN 10 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 934 18/100 FT TO POINT OF TERMINATION SAID POINT OF TERMINATION 0 BEING 87 DEG 14 MIN 04 SEC W A DIST OF 2213 88/100 FT 0 FROM SE COR OF SEC OR 7339 P 129

SECTION 32, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0552-800(0825-01)

Recorded in Public Records 05/04/2015 at 04:06 PM OR Book 7339 Page 129,
Instrument #2015033328, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$1393.00

Prepared By:
Alan B. Bookman, of
Emmanuel, Sheppard & Condon
30 S. Spring Street, Pensacola, FL 32502
File # 09047-132727

WARRANTY DEED

THIS WARRANTY DEED, dated this 1 day of May, 2015, given by **JRJ CAPITAL, LLC**, a Florida limited liability company, whose mailing address is 60 Edgewater Drive, #15-C, Coral Gables, FL 33133, (hereinafter called the "GRANTOR"), to **CLEARWATER 201, LLC**, a Florida limited liability company, whose mailing address is 1604 E. Jackson Street, Pensacola, FL 32501, (hereinafter called the "GRANTEE"). (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **ESCAMBIA** County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2015** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Witnesses:

Print Name: Raul F. Pino

Print Name: Viviana Vazquez

JRJ Capital, LLC,
a Florida limited liability company

By: X
Horacio S. Garcia
Its: Managing Member

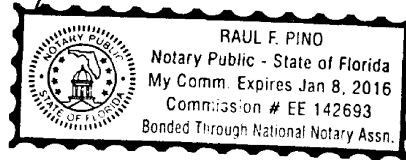
BK: 7339 PG: 130

STATE OF FLORIDA
COUNTY OF Miami-Dade }

THE FOREGOING INSTRUMENT was acknowledged before me on this 1 day of May, 2015, by Horacio S. Garcia, as Managing Member of JRJ Capital, LLC, a Florida limited liability company, on behalf of the company, who personally appeared before me and who is personally known to me or who produced _____ as identification.


Notary Public for the State of Florida

[NOTARY SEAL]



BK: 7339 PG: 131

EXHIBIT A

DESCRIPTION, (AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.)

TRACT I,

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1309.98 FEET TO A 4X4 CONCRETE MONUMENT NUMBERED 7277 AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE GO NORTH 01 DEGREES 31 MINUTES 52 SECONDS EAST A DISTANCE OF 4281.17 FEET TO A 4X4 CONCRETE MONUMENT NUMBERED 7277, THENCE GO SOUTH 87 DEGREES 08 MINUTES 56 SECONDS EAST A DISTANCE OF 1234.21 FEET TO A 4X4 CONCRETE MONUMENT NUMBERS 7277, SAID POINT ALSO BEING ON THE PROPOSED WEST RIGHT OF WAY LINE OF PROPOSED PARKWAY (80' R/W); THENCE GO SOUTH 01 DEGREES 35 MINUTES 15 SECONDS WEST ALONG SAID PROPOSED WEST RIGHT OF WAY LINE A DISTANCE OF 3029.44 FEET TO A 4X4 CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHEAST AND HAVING A RADIUS OF 1063.90 FEET, THENCE GO SOUTHEASTERLY ALONG SAID PROPOSED WEST RIGHT OF WAY LINE AND SAID CURVE HAVING A RADIUS OF 1063.90 FEET AN ARC LENGTH OF 426.71 FEET, (CHORD DISTANCE = 423.86 FEET, CHORD BEARING = SOUTH 09 DEGREES 54 MINUTES 09 SECONDS EAST) TO A 4X4 CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST ALONG SAID PROPOSED WEST RIGHT OF WAY LINE A DISTANCE OF 916.24 FEET TO A 4X4 CONCRETE MONUMENT NUMBERED 7277 SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE GO NORTH 87 DEGREES 14 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 1672.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

LESS AND EXCEPT,

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 87 DEGREES 14 MINUTES 04 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 2957.51 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 21 DEGREES 23 MINUTES 34 SECONDS WEST A DISTANCE OF 906.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1086.40 FEET; THENCE GO NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1086.40 FEET AN ARC LENGTH OF 435.74 FEET (CHORD DISTANCE 432.82 FEET, CHORD BEARING NORTH 09 DEGREES 54 MINUTES 09 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO NORTH 01 DEGREES 35 MINUTES 15 SECONDS EAST A DISTANCE OF 3029.94 FEET; THENCE SOUTH 87 DEGREES 08 MINUTES 56 SECONDS EAST A DISTANCE OF 22.51 FEET; THENCE GO SOUTH 01 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 3029.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1063.90 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1063.90 FEET AN ARC LENGTH OF 426.71 FEET, (CHORD DISTANCE 423.86 FEET, CHORD BEARING A SOUTH 09 DEGREES 54 MINUTES 09 SECONDS EAST); TO THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES

EXHIBIT "A" - Continued

23 MINUTES 34 SECONDS EAST A DISTANCE OF 916.24 FEET; THENCE GO NORTH 87 DEGREES 14 MINUTES 04 SECONDS WEST A DISTANCE OF 24.66 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

AND ALSO A PROPOSED PARKWAY (125 FOOT R/W)

A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY OF WHICH THE CENTERLINE IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF MATHISON ROAD (60 FOOT R/W); THENCE GO NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID CENTERLINE AND THE NORTH LINE OF SAID SECTION 29 A DISTANCE OF 1323.30 FEET TO THE CENTERLINE OF A 125.00 FOOT WIDE PARKWAY RIGHT OF WAY LYING 62.50 FEET EITHER SIDE OF SAID CENTERLINE SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 56 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE OF SECTION 29 A DISTANCE OF 1323.38 FEET TO THE POINT OF INTERSECTION; THENCE GO SOUTH 02 DEGREES 49 MINUTES 09 SECONDS WEST A DISTANCE OF 185.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHWESTERLY AND HAVING A RADIUS OF 1000.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 733.50 FEET, (CHORD DISTANCE = 717.17 FEET, CHORD BEARING = SOUTH 23 DEGREES 49 MINUTES 57 SECONDS WEST) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 1240.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1240.00 FEET AN ARC LENGTH OF 669.52 FEET, (CHORD DISTANCE = 661.41 FEET, CHORD BEARING = SOUTH 29 DEGREES 22 MINUTES 34 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 13 DEGREES 54 MINUTES 35 SECONDS WEST A DISTANCE OF 1122.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1000.00 FEET; THENCE GO SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1000.00 FEET AN ARC LENGTH OF 558.17 FEET, (CHORD DISTANCE = 550.95 FEET, CHORD BEARING = SOUTH 01 DEGREES 24 MINUTES 15 SECONDS WEST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 14 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 2271.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED SOUTHWESTERLY AND HAVING A RADIUS OF 340.00 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 340.00 FEET AN ARC LENGTH OF 95.98 FEET, (CHORD DISTANCE = 95.66 FEET, CHORD BEARING = SOUTH 06 DEGREES 29 MINUTES 58 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 01 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 4021.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 1023.90 FEET; THENCE GO SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 1023.90 FEET AN ARC LENGTH OF 410.68 FEET (CHORD DISTANCE = 407.93 FEET CHORD BEARING = SOUTH 09 DEGREES 54 MINUTES 10 SECONDS EAST) TO THE POINT OF TANGENCY; THENCE GO SOUTH 21 DEGREES 23 MINUTES 34 SECONDS EAST A DISTANCE OF 934.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE. SAID POINT OF TERMINATION BEING NORTH 87 DEGREES 14 MINUTES 04 SECONDS WEST AND A DISTANCE OF 2213.88 FEET FROM THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

THE LINES LYING 62.50 FEET EACH SIDE OF THE CENTERLINE DESCRIBED ABOVE ARE TO BE PROLONGED OR SHORTENED AND TERMINATE AT THE END OF SAID EASEMENT.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTIONS 20, 29 AND 32, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 06383 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CLEARWATER 201 LLC C/O HEMMER CONSULTING LLC 9800 4TH ST N STE 200 ST PETERSBURG, FL 33702	CLEARWATER201 LLC 1604 E JACKSON ST PENSACOLA, FL 32501
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WITNESS my official seal this 19th day of June 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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **REGINA GOSSETT** holder of **Tax Certificate No. 06383**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

SECTION 32, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552800 (0825-01)

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

CLEARWATER 201 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of **August 2025**.

Dated this 12th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLK.COM



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.

LEGAL DESCRIPTION

BEG SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW 1/4 FOR POB N 01 DEG 31 MIN 52 SEC E 4281 17/100 FT S 87 DEG 08 MIN 56 SEC E 1234 21/100 FT TO W R/W OF PROPOSED (80 FT R/W) S 01 DEG 35 MIN 15 SEC W ALG PROPOSED W R/W LI 3029 44/100 FT TO PC OF A CURVE CONCAVED NE HAVING A RADIUS OF 1063 90/100 FT SELY ALG PROPOSED W R/W LI AN ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E ALG PROPOSED W R/W LI 916 24/100 FT TO S LI OF SEC N 87 DEG 14 MIN 04 SEC W ALG S LI OF SEC 1672 19/100 FT TO POB LESS BEG SW COR S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 2957 51/100 FT FOR POB N 21 DEG 23 MIN 34 SEC W 906 15/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1086 40/100 FT ARC DIST 435 74/100 FT (CH DIST 432 82/100 FT CH BRG N 09 DEG 54 MIN 09 SEC W) TO PT N 01 DEG 35 MIN 15 SEC E 3029 94/100 FT S 87 DEG 08 MIN 56 SEC E 22 51/100 FT S 01 DEG 35 MIN 15 SEC W 3029 44/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1063 90/100 FT ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 916 24/100 FT N 87 DEG 14 MIN 04 SEC W 24 66/100 FT TO POB LESS PROPOSED CENTER LI OF 125 FT PKWY DESC AS FOLLOWS BEG NE COR OF SEC BEING CENTER LI OF MATHISON RD (60 FT R/W) N 86 DEG 56 MIN 16 SEC W ALG0 CENTER LI OF RD AND N LI OF SEC 1323 30/100 FT TO CENTER LI OF 125 FT PKWY BEING NE COR OF NW 1/4 OF NE 1/4 FOR POB CONT SAME COURSE 1323 38/100 FT TO POINT OF INTER S 02 DEG 49 MIN 09 SEC W 185 12/100 FT TO PC OF A CURVE CONCAVED NWLY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 733 50/100 FT (CH DIST OF 717 17/100 FT CH BRG 23 DEG 49 MIN 57 SEC W) TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SELY HAVING A RADIUS OF 1240 FT SWLY ALG CURVE AN ARC DIST OF 669 52/100 FT (CH DIST OF 661 41/100 FT CH BRG S 29 DEG 22 MIN 39 SEC W) TO PT S 13 DEG 54 MIN 35 SEC W 1122 73/100 FT TO PC OF CURVE CONCAVED NELY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 558 17/100 FT (CH DIST 550 95/100 FT CH BRG S 01 DEG 24 MIN 15 SEC W) TO PT S 14 DEG 35 MIN 10 SEC E 2271 73/100 FT TO PC OF A CURVE CONCAVED SWLY HAVING A RADIUS OF 340 FT SELY ALG CURVE AN ARC LENGTH OF 95 98/100 FT (CH DIST OF 95 66/100 FT CH BRG S 06 DEG 29 MIN 58 SEC E) TO PT S 01 DEG 35 MIN 15 SEC W 4021 73/100 FT TO PC OF A CURVE CONCAVED NELY HAVING A RADIUS OF 1023 90/100 FT SELY ALG CURVE AN ARC LENGTH OF 410 68/100 FT (CH DIST OF 407 93/100 FT CH BRG S 09 DEG 54 MIN 10 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 934 18/100 FT TO POINT OF TERMINATION SAID POINT OF TERMINATION 0 BEING 87 DEG 14 MIN 04 SEC W A DIST OF 2213 88/100 FT0 FROM SE COR OF SEC OR 7339 P 129

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **REGINA GOSSETT** holder of **Tax Certificate No. 06383**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

SECTION 32, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552800 (0825-01)

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

CLEARWATER 201 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of **August 2025**.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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Post Property:

NO ADDRESS - 322N313101000000



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: 

By:
Emily Hogg
Deputy Clerk

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(see attached)

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Dated this 10th day of June 2025.

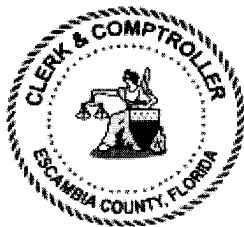
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Personal Services:

CLEARWATER 201 LLC
C/O HEMMER CONSULTING LLC
9800 4TH ST N STE 200
ST PETERSBURG, FL 33702

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV022987NON

Agency Number: 25-007343

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06383 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: CLEAR WATER 201 LLC

Defendant:

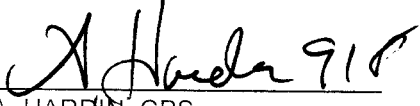
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:48 AM and served same at 1:55 PM on 6/27/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POST TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

007343

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **REGINA GOSSETT** holder of **Tax Certificate No. 06383**, issued the 1st day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

SECTION 32, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552800 (0825-01)

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

CLEARWATER 201 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of **August 2025**.

Dated this 10th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

NO ADDRESS - 322N313101000000



**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.

Map
attached

RECEIVED
2025 JUN 27 AM 8:45
ESCAMBIA COUNTY CLERK OF CIRCUIT COURT
PAM CHILDERS

LEGAL DESCRIPTION

BEG SW COR OF SEC S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 1309 98/100 FT TO SW COR OF SE 1/4 OF SW 1/4 FOR POB N 01 DEG 31 MIN 52 SEC E 4281 17/100 FT S 87 DEG 08 MIN 56 SEC E 1234 21/100 FT TO W R/W OF PROPOSED (80 FT R/W) S 01 DEG 35 MIN 15 SEC W ALG PROPOSED W R/W LI 3029 44/100 FT TO PC OF A CURVE CONCAVED NE HAVING A RADIUS OF 1063 90/100 FT SELY ALG PROPOSED W R/W LI AN ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E ALG PROPOSED W R/W LI 916 24/100 FT TO S LI OF SEC N 87 DEG 14 MIN 04 SEC W ALG S LI OF SEC 1672 19/100 FT TO POB LESS BEG SW COR S 87 DEG 14 MIN 04 SEC E ALG S LI OF SEC 2957 51/100 FT FOR POB N 21 DEG 23 MIN 34 SEC W 906 15/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1086 40/100 FT ARC DIST 435 74/100 FT (CH DIST 432 82/100 FT CH BRG N 09 DEG 54 MIN 09 SEC W) TO PT N 01 DEG 35 MIN 15 SEC E 3029 94/100 FT S 87 DEG 08 MIN 56 SEC E 22 51/100 FT S 01 DEG 35 MIN 15 SEC W 3029 44/100 FT TO PC OF A CURVE CONCAVE NELY HAVING A RADIUS OF 1063 90/100 FT ARC DIST OF 426 71/100 FT (CH DIST 423 86/100 FT CH BRG S 09 DEG 54 MIN 09 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 916 24/100 FT N 87 DEG 14 MIN 04 SEC W 24 66/100 FT TO POB LESS PROPOSED CENTER LI OF 125 FT PKWY DESC AS FOLLOWS BEG NE COR OF SEC BEING CENTER LI OF MATHISON RD (60 FT R/W) N 86 DEG 56 MIN 16 SEC W ALG0 CENTER LI OF RD AND N LI OF SEC 1323 30/100 FT TO CENTER LI OF 125 FT PKWY BEING NE COR OF NW 1/4 OF NE 1/4 FOR POB CONT SAME COURSE 1323 38/100 FT TO POINT OF INTER S 02 DEG 49 MIN 09 SEC W 185 12/100 FT TO PC OF A CURVE CONCAVED NWLY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 733 50/100 FT (CH DIST OF 717 17/100 FT CH BRG 23 DEG 49 MIN 57 SEC W) TO POINT OF REVERSE CURVATURE OF A CURVE CONCAVED SELY HAVING A RADIUS OF 1240 FT SWLY ALG CURVE AN ARC DIST OF 669 52/100 FT (CH DIST OF 661 41/100 FT CH BRG S 29 DEG 22 MIN 39 SEC W) TO PT S 13 DEG 54 MIN 35 SEC W 1122 73/100 FT TO PC OF CURVE CONCAVED NELY HAVING A RADIUS OF 1000 FT SWLY ALG CURVE AN ARC LENGTH OF 558 17/100 FT (CH DIST 550 95/100 FT CH BRG S 01 DEG 24 MIN 15 SEC W) TO PT S 14 DEG 35 MIN 10 SEC E 2271 73/100 FT TO PC OF A CURVE CONCAVED SWLY HAVING A RADIUS OF 340 FT SELY ALG CURVE AN ARC LENGTH OF 95 98/100 FT (CH DIST OF 95 66/100 FT CH BRG S 06 DEG 29 MIN 58 SEC E) TO PT S 01 DEG 35 MIN 15 SEC W 4021 73/100 FT TO PC OF A CURVE CONCAVED NELY HAVING A RADIUS OF 1023 90/100 FT SELY ALG CURVE AN ARC LENGTH OF 410 68/100 FT (CH DIST OF 407 93/100 FT CH BRG S 09 DEG 54 MIN 10 SEC E) TO PT S 21 DEG 23 MIN 34 SEC E 934 18/100 FT TO POINT OF TERMINATION SAID POINT OF TERMINATION 0 BEING 87 DEG 14 MIN 04 SEC W A DIST OF 2213 88/100 FT0 FROM SE COR OF SEC OR 7339 P 129



Chris Jones - Escambia County Property Appraiser

Account: 120552800
Refno: 322N313101000000
OName1: CLEARWATER 201 LLC
MailingAddr: C/O HEMMER CONSULTING LLC+9800 4TH
ST N STE 200+ST PETERSBURG, FL 33702
Situs:
LastSale: 5/1/2015
LastSalePr: 199000
DORCd: TIMBER 1
acreage: 130.9981
BldCnt: 0
TotHeatArea: 0
SecMapId: 32-2N-31
ComplexType:
ComplexDscr:
Zoned: MDR
MLSNbr:
TaxAuth: COUNTY MSTU
PicCnt: 0
Schools: MOLINO PARK|RANSOM|TATE



↓
3476 Joh Wilson Rd
is across the street
from the property that
needs to be posted.
Thanks

RETURN OF SERVICE

RECEIPT No:

25-012937

PERSON TO BE SERVED: CLEARWATER 201 LLC C/O HEMMER CONSULTING LLC
SERVE POST NO LATER THAN 07/15/25

CORP / DBA:**ADDRESS:** 9800 4TH ST N STE 200

(2nd ADDRESS):

CITY: ST PETERSBURG**PLAINTIFF:** IN RE CLEARWATER 201 LLC

- VS -

DEFENDANT:**CASE No:** 06383**CSE CASE No:****COURT NAME:** CIRCUIT ESCAMBIA**COURT DATE:** Wed, Aug 06, 2025**TYPE WRIT:** WARNING/NOTICE OF APPLICATION FOR TAX DEED

ESCAMBIA COUNTY CLERK OF CIRCUIT COURT
TAX DEEDS
221 PALAFOX PLACE, STE 110
PENSACOLA FL 32502

Received the above-named writ on July 01, 2025 at 07:03AM and served the same
on July 07, 2025 at 01:26PM in PINELLAS County, Florida, as follows:

SUBSTITUTE -- Corporate

By delivering a true copy of this writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me to-wit: CHRISTOPHER HEMMER. as registered agent of the within named corporation: according to Chapter 48.081(3) and 48.091, Florida Statutes.

BOB GUALTIERI, SHERIFF
PINELLAS COUNTY, FLORIDA

BY: CLYDE BROWN**DEPUTY SHERIFF**

Clerk: 62141

CIVIL COSTS: FEE: \$ 40.00**TOTAL DEPOSIT: \$****40.00**

CLEARWATER 201 LLC [0825-01]
C/O HEMMER CONSULTING LLC
9800 4TH ST N STE 200
ST PETERSBURG, FL 33702

9171 9690 0935 0127 1882 44

7/1 DELIVERED

CLEARWATER201 LLC [0825-01]
1604 E JACKSON ST
PENSACOLA, FL 32501

9171 9690 0935 0127 1882 37

7/1 RETURNED

Contact
Fred
Hemmer

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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **REGINA GOSSETT** holder of **Tax Certificate No. 06383**, issued the 1st day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

SECTION 32, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120552800 (0825-01)

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

CLEARWATER 201 LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of August, which is the **6th day of August 2025**.

Dated this 12th day of June 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM



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.

View Note Details

Flagged: Disabled Flag

Created by: Melissa Mann (MMANN)

Created on: 07/07/2025 12:50PM

Type: General

Category: General

Text: SPOKE TO FRED HEMMER REGARDING TDA. PROVIDED
SALE DATE AND JULY AMOUNT DUE. HE STATED HE WOULD
BE MAILING A CERTIFIED CHECK AS HE IS OUT OF STATE.
PHONE NUMBER IS 727-463-1536.

Close

ails

Reminder

OUNT DUE. HE STATED HE WOULD BE MAILING A CERTIFIED CHECK AS HE IS OUT OF STATE. PHONE N

Equipment	Reports	Tracking	Supplies
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[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	06/27/25 08:06 AM
Tracking Number:	9171969009350127188244	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33702
Service:	ERR	City:	ST PETERSBURG
Value	\$0.690	State:	FL

[Proof of Delivery](#)


DINA
9800 4TH ST N STE 200, SAINT
PETERSBURG, FL 33702

Status Details

▼ Status Date	Status
Tue, 07/01/25, 11:59:00 AM	OK : Delivered
Mon, 06/30/25, 07:16:00 PM	Processed (processing scan)
Mon, 06/30/25, 05:11:00 PM	Processed (processing scan)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CLEARWATER 201, LLC

Filing Information

Document Number	L15000076169
FEI/EIN Number	APPLIED FOR
Date Filed	04/30/2015
Effective Date	04/29/2015
State	FL
Status	ACTIVE

Principal Address

9800 4th St N #200
St Petersburg, FL 33702

Changed: 04/26/2021

Mailing Address

9800 4th St N #200
St Petersburg, FL 33702

Changed: 04/26/2021

Registered Agent Name & Address

HEMMER, Chris
9800 4th St N #200
St Petersburg, FL 33702

Name Changed: 04/26/2021

Address Changed: 04/26/2021

Authorized Person(s) Detail

Name & Address

Title MGR

HEMMER CONSULTING, LLC
9800 4th St N #200
St Petersburg, FL 33702

Annual Reports

Report Year	Filed Date
2023	09/14/2023
2024	04/30/2024
2025	04/25/2025

Document Images

<u>04/25/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/14/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/18/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/30/2015 -- Florida Limited Liability</u>	View image in PDF format

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 JUL -7 A 2:38 PM

ESCAMBIA COUNTY

W

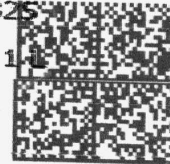
CLEARWATER201 LLC [0825-01]
1604 E JACKSON ST
PENSACOLA, FL 32501

CERTIFIED MAIL™



9171 9690 0935 0127 1882 37

PENSACOLA FL 32501
28 JUN 2025 AM 1:11



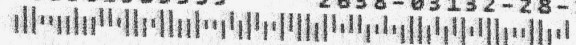
quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
06/27/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE 326 FE 1 0007/02/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-03132-28-17



UTF

3250258333
GND01-4000004

Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale
Account: 120552800 Certificate Number: 006383 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒