



# 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

0422-45

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	BROWN CYNTHIA FAYE & JOHNSON JEANETTE L C/O CYNTHIA BROWN 613 NORTH G ST PENSACOLA, FL 32501 613 N G ST 15-0755-000 LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105	Certificate #	2019 / 8134
		Date certificate issued	06/01/2019

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)
# 2019/8134	06/01/2019	979.66	48.98	1,028.64
→Part 2: Total*				1,028.64

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)
# 2020/8582	06/01/2020	1,052.56	6.25	52.63	1,111.44
Part 3: Total*					1,111.44

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,140.08
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,025.27
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)	3,540.35

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: <u>Candice Deves</u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>April 27th, 2021</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/04/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100312

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
15-0755-000	2019/8134	06-01-2019	LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

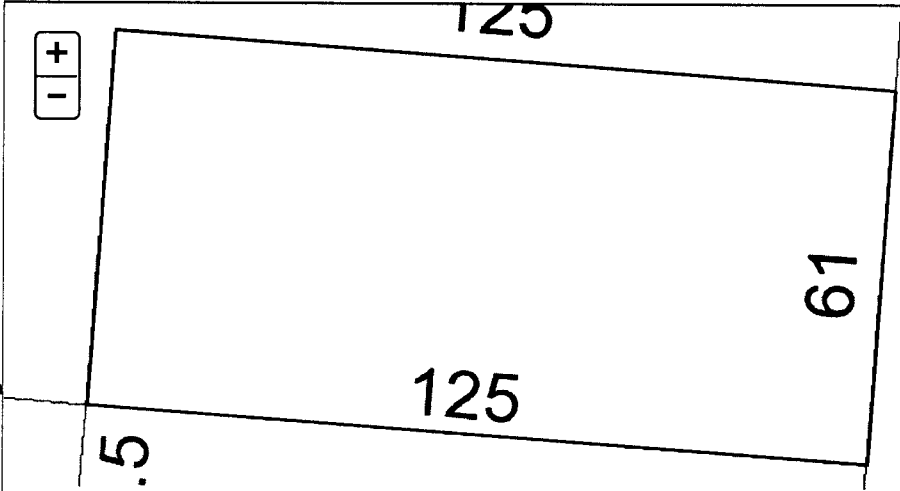
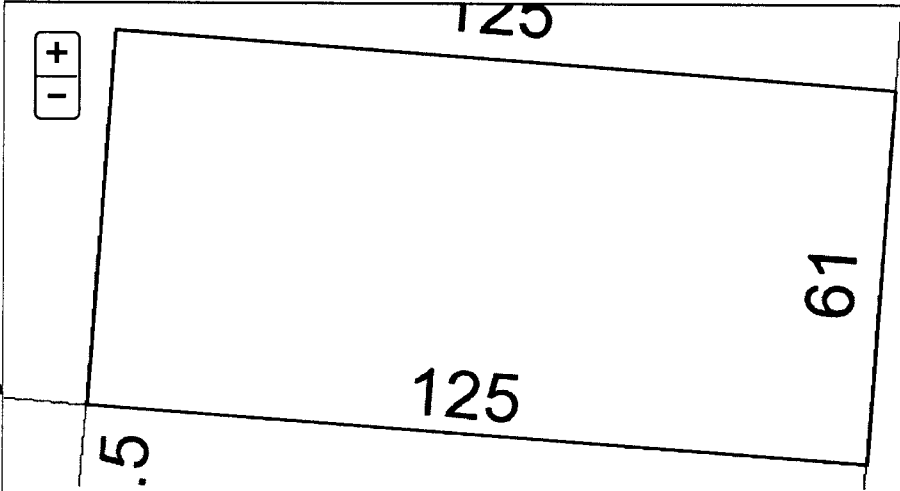


[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

◀ Nav. Mode ☒ Account ☐ Reference ▶

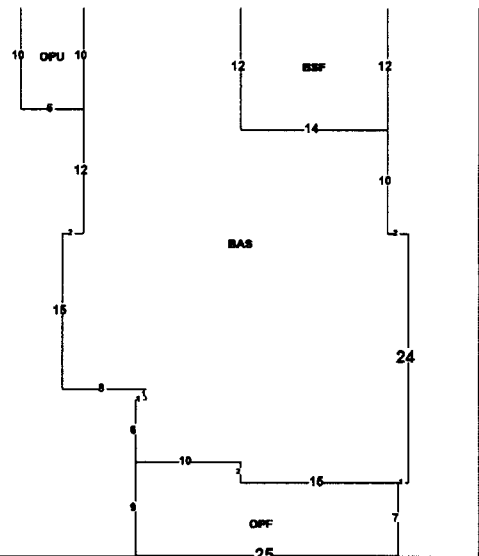
[Printer Friendly Version](#)

General Information		Assessments				
Reference:	000S009060160064	Year	Land	Imprv	Total	Cap Val
Account:	150755000	2020	\$15,342	\$40,890	\$56,232	\$52,215
Owners:	BROWN CYNTHIA FAYE & JOHNSON JEANETTE L	2019	\$15,342	\$38,175	\$53,517	\$47,469
Mail:	C/O CYNTHIA BROWN 613 NORTH G ST PENSACOLA, FL 32501	2018	\$12,863	\$35,462	\$48,325	\$43,154
Situs:	613 N G ST 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMITS	Tax Estimator				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data						2020 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
07/20/2012	6829	1185	\$100	CJ		Legal Description	
01/1983	1723	970	\$100	QC		LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105	
01/1983	1723	968	\$100	QC		Extra Features	
01/1983	1723	966	\$100	QC		CARPORT METAL BUILDING	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							

Parcel Information		<a href="#">Launch Interactive Map</a>	
Section	<div><div>+</div><div>-</div></div> 		
Map Id:			
CA105			
Approx. Acreage:			
0.1761			
Zoned:			
R-1AA			
Evacuation & Flood Information			
<a href="#">Open Report</a>			
		<a href="#">View Florida Department of Environmental Protection(DEP) Data</a>	
Buildings			
Address:613 N G ST, Year Built: 1916, Effective Year: 1960, PA Building ID#: 24820			

Structural Elements
DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME
Areas - 1601 Total SF
BASE AREA - 1178
BASE SEMI FIN - 168
OPEN PORCH FIN - 195
OPEN PORCH UNF - 60



Images



7/22/14

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:04/30/2021 (tc.2449)

**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: 150755000 Certificate Number: 008134 of 2019**

**Payor: CYNTHIA BROWN 701 E FISHER ST PENSACOLA FL 32503      Date 05/12/2021**

Clerk's Check #	0	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$4,183.86
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$4,811.92</del>

**\$3,770.72**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By:  
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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



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

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

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

**Case # 2019 TD 008134**

**Redeemed Date 05/12/2021**

**Name CYNTHIA BROWN 701 E FISHER ST PENSACOLA FL 32503**

Clerk's Total = TAXDEED	\$551.06	3753.72
Due Tax Collector = TAXDEED	\$4,183.86	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets




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

**Tax Deed - Redemption Calculator**

**Account: 150755000 Certificate Number: 008134 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/04/2022"/>	Redemption Date <input type="text" value="05/12/2021"/> 
Months	12	1
Tax Collector	<input type="text" value="\$3,540.35"/>	<input type="text" value="\$3,540.35"/>
Tax Collector Interest	\$637.26	\$53.11
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,183.86	<input type="text" value="\$3,599.71"/> <b>TC</b>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$84.06	\$7.01
Total Clerk	\$551.06	<input type="text" value="\$474.01"/> <b>TC</b>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,811.92	\$4,090.72
	Repayment Overpayment Refund Amount	\$721.20
Book/Page	<input type="text"/>	<input type="text"/>



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 08134**, issued the **1st** day of **June, A.D., 2019** 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:

**LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150755000 (0422-45)**

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

**CYNTHIA FAYE BROWN and JEANETTE L JOHNSON**

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** Monday in the month of April, which is the **4th** day of April 2022.

Dated this 12th day of May 2021.

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

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8528, Page 913, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08134, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 150755000 (0422-45)

DESCRIPTION OF PROPERTY:

LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: CYNTHIA FAYE BROWN and JEANETTE L JOHNSON

Dated this 12th day of May 2021.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 15-0755-000 CERTIFICATE #: 2019-8134

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: January 15, 2002 to and including January 15, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: January 29, 2022

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

January 29, 2022

Tax Account #: **15-0755-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JEANETTE L JOHNSON AND CYNTHIA FAYE BROWN**

**By Virtue of Order Determining Homestead recorded 3/9/2012 in OR 6829/1185**

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. **Lien for Improvements in favor of City of Pensacola recorded 7/12/2017 OR 7743/297**
  - b. **Lien for Improvements in favor of City of Pensacola recorded 12/3/2012 OR 6942/207**
  - c. **Code Violation Order in favor of City of Pensacola recorded 7/24/2017 OR 7748/1065**
  - d. **Judgment in favor of State of FL/Escambia County recorded 1/14/2020 OR 8230/1780**
  - e. **Judgment in favor of Lendmark Financial Services recorded 12/14/2011 OR 6797/28**
  - f. **Judgment in favor of Enterprise Leasing Company South Central Inc recorded 7/17/2008 OR 6353/1555**
  - g. **Judgment in favor of State Farm Mutual Automobile Insurance Company recorded 5/17/2010 OR 6592/1227**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 15-0755-000**

**Assessed Value: \$52,215.00**

**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:** APR 4, 2022

**TAX ACCOUNT #:** 15-0755-000

**CERTIFICATE #:** 2019-8134

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 checked="" 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>2020</u> tax year.

**JEANETTE L JOHNSON AND CYNTHIA  
FAYE BROWN NKA CYNTHIA F ENGLISH  
613 NORTH G ST  
PENSACOLA, FL 32501**

**CYNTHIA BROWN  
701 E FISHER ST  
PENSACOLA, FL 32503**

**JEANETTE L JOHNSON  
813 LAKEWOOD ROAD  
PENSACOLA, FL 32507**

**JEANETTE L JOHNSON AND  
CYNTHIA F ENGLISH  
1200 BLOCK W JACKSON ST  
PENSACOLA, FL 32505**

**JEAN JOHNSON  
1135 WEST HAYES STREET  
PENSACOLA, FL 32503**

**JANET JOHNSON  
13 WYOMING ST APT 1  
PENSACOLA, FL 32505**

**CYNTHIA BROWN  
4435 MARIANE DRIVE APT 131  
PENSACOLA, FL 32526**

**CYNTHIA BROWN  
3202 QUIET WATER LN  
GULF BREEZE, FL 32563-2756**

**LENDMARK FINANCIAL SERVICES  
4761-5 BAYOU BLVD  
PENSACOLA, FL 32503**

**ENTERPRISE LEASING COMPANY  
SOUTH CENTRAL, INC  
920 N NAVY BLVD  
PENSACOLA, FL 32507**

**CONTINUED FROM PAGE 3**

**CYNTHIA BROWN  
17 S. PALAFOX PL SUITE 306  
PENSACOLA, FL 32502-5600**

**STATE FARM MUTUAL AUTOMOBILE  
INSURANCE COMPANY  
P.O. BOX 2371  
BLOOMINGTON, IL 61702-2371**

**CYNTHIA BROWN  
4435 MARLANE DR  
PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 29<sup>th</sup> day of January, 2022.**

**PERDIDO TITLE & ABSTRACT, INC.**



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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**

**January 29, 2022**

**Tax Account #:15-0755-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-0755-000(0422-45)**

Recorded in Public Records 7/12/2017 2:27 PM OR Book 7743 Page 297,  
Instrument #2017053045, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

JOHNSON, JEANETTE L & CYNTHIA F ENGLISH  
1200 Block W Jackson St

W 95ft of Lots 8-10 Block 58

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 10th day of April 20 17. Said lien shall be equal in dignity to  
all other special assessments for benefits against property within the City.

DATED this 28th day of June, 2017

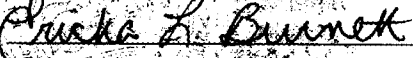
THE CITY OF PENSACOLA  
a municipal corporation



BY:

ERIC W. OLSON  
CITY ADMINISTRATOR

ATTEST:



CITY CLERK

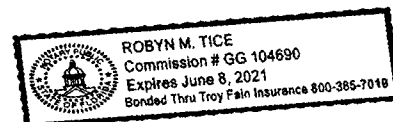
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of  
JULY, 2017, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida  
municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~ did  
not take an oath.

  
NOTARY PUBLIC





Recorded in Public Records 12/03/2012 at 10:51 AM OR Book 6942 Page 207,  
Instrument #2012091604, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

This instrument  
was prepared by  
Richard Barker, Jr.  
Chief Financial Officer  
City of Pensacola, Florida

### LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

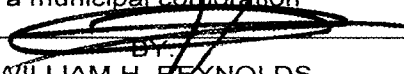
JOHNSON, JEANETTE L. & CYNTHIA F. ENGLISH  
1200 Block W. Jackson Street

W 95' of Lots 8-10, Block 58,  
WKT

in the total amount of \$219.00 (Two Hundred Nineteen & 00/100)  
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the  
aforementioned property on or about the 30th day of August, 2012. Said lien shall be  
equal in dignity to all other special assessments for benefits against property within the City.

DATED this 8th day of November, 2012.

THE CITY OF PENSACOLA  
a municipal corporation

  
BY  
WILLIAM H. REYNOLDS  
CITY ADMINISTRATOR

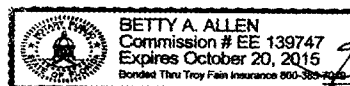
ATTEST

  
CITY CLERK  
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 28<sup>th</sup> day of  
November, 2012 by William H. Reynolds, City Administrator of the City of Pensacola, a  
Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and  
did/did not take an oath.



  
NOTARY PUBLIC

Recorded in Public Records 7/24/2017 2:39 PM OR Book 7748 Page 1065.  
Instrument #2017055997, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY  
OF THE CITY OF PENSACOLA, FLORIDA**

**THE CITY OF PENSACOLA,**  
a Florida municipal corporation, :  
by its Code Enforcement Office (436-5500) :  
Petitioner, :

vs. :

**CYNTHIA FAYE BROWN & JEANETTE L  
JOHNSON,**

Respondent(s). : **Case # 17-179**

**CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS**

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on February 21, 2017, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

**A. FINDINGS OF FACT:**

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 613 North "G" Street, Pensacola, Escambia County, Florida, legally described as:

LTS 16 17 BLK 64 WEST KING TRACT OR 6829 P 1185 CA 105. TAX ACCT. #150755000.

2. The following described condition exists on the property: there are one or more inoperative and/or currently unlicensed motor vehicles improperly parked, kept or stored outside in the open and/or covered and/or screened on the premises of this residence and the condition constitutes improper inoperable and/or unlicensed vehicle parking, keeping or storing.

3. The date this condition was first observed was December 9, 2016; re-inspection made on February 21, 2017, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:  
X the posting of a notice on the property and at City Hall for ten (10) days beginning  
\_ certified mail, return receipt requested,

on February 8, 2017, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on February 21, 2017, at which hearing the respondent(s) did not appear

**B. CONCLUSIONS OF LAW:**

BK: 7748 PG: 1066

1. The respondent(s) and the property are in violation of Section(s):  
of the Code of the City of Pensacola, Florida.  
of the Florida Building Code.  
of the Standard Housing Code.  
302.8 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ \_\_\_\_\_. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ \_\_\_\_\_.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before March 7, 2017, by properly correcting all noted violations to code by making each of the inoperable motor vehicles operable (capable of being driven under its own power or used on public streets) and/or currently licensed and/or properly parked, kept and/or stored in a completely enclosed structure or in the legally required place on the premises, if any, or by removing each from the property. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, March 7, 2017, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 24, 2017, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.  
(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.  
(Printed Name of Special Magistrate Judge)

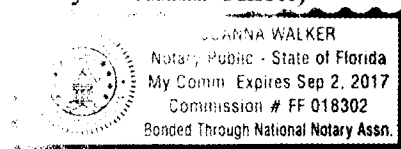
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

24 The execution of the foregoing order was acknowledged before me on February 24, 2017, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:  
Joanna Walker  
Administrative Officer  
Code Enforcement Authority  
City of Pensacola, Florida  
Post Office Box 12910  
Pensacola, FL 32521-0001

Joanna Walker  
(Signature of Notary and Administrative Officer)

Joanna Walker  
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 1/14/2020 4:29 PM OR Book 8230 Page 1780.  
Instrument #2020003760, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 101539110 E-Filed 01/13/2020 12:16:31 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2003 MM 025712 A

JEAN JOHNSON  
1135 WEST HAYES STREET  
PENSACOLA, FL 32503

DIVISION: II  
DATE OF BIRTH: 01/07/1949

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

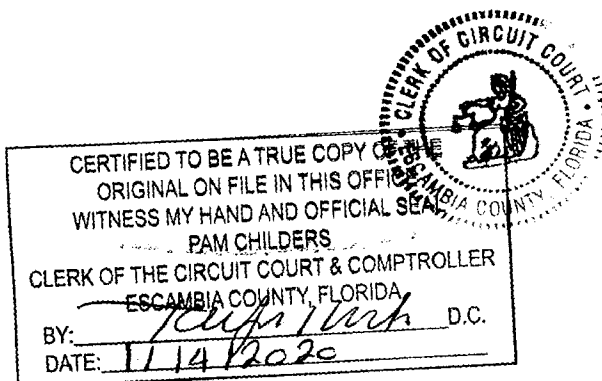
On **SEPTEMBER 21, 2018**, an order assessing fines, costs, and additional charges was entered against the Defendant, **JEAN JOHNSON**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$341.25**, which shall bear interest at the rate prescribed by law, **5.97%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



Assigned by COUNTY COURT JUDGE KERRA SMITH  
on 01/13/2020 10:48:13 npt9pNBF

COUNTY JUDGE

Recorded in Public Records 12/14/2011 at 10:07 AM OR Book 6797 Page 28,  
Instrument #2011088643, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

**IN THE COUNTY COURT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA**

LENDMARK FINANCIAL SERVICES  
4761-5 BAYOU BLVD  
PENSACOLA FL 32503  
**PLAINTIFF,**

**Vs.**

JANET JOHNSON  
13 WYOMING ST APT 1  
PENSACOLA FL 32505  
**DEFENDANT.**

**CASE NO: 2011 SC 003468  
DIVISION: V**

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

**2011 DEC 12 A 9 11**

**COUNTY CIVIL DIVISION  
FILED & RECORDED**

**FINAL JUDGMENT AGAINST  
JANET JOHNSON**

**THIS CAUSE** having come before the Court, and the Court being fully advised in the  
premises, it is therefore

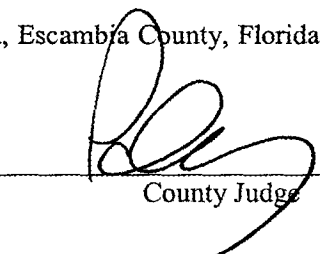
**ORDERED AND ADJUDGED** that the Plaintiff LENDMARK FINANCIAL SERVICES  
hereby recovers from the Defendant JANET JOHNSON the sum of \$2,209.74, plus prejudgment  
interest of \$0.00 and costs of \$225.00 for a total of \$2,434.74 that shall bear interest at the rate of  
4.75% per annum, for which let execution issue.

**DONE AND ORDERED** in Chambers at Pensacola, Escambia County, Florida this 9th  
day of DECEMBER, 2011.

Copies to:

✓ LENDMARK FINANCIAL SERVICES

12-12-11 ✓ JANET JOHNSON  
NW

  
County Judge

Case: 2011 SC 003468



00033891394

Dkt: CC1033 Pg#:

CCFNLJDMGT (10/2011)

Recorded in Public Records 07/17/2008 at 01:55 PM OR Book 6353 Page 1555,  
Instrument #2008054034, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 06/24/2008 at 03:29 PM OR Book 6344 Page 1219,  
Instrument #2008048038, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

ENTERPRISE LEASING COMPANY -  
SOUTH CENTRAL, INC.,

Plaintiff,

vs.

CYNTHIA BROWN,

Defendant.

Case No.: 2008 SC 000181

**FINAL JUDGMENT**

THIS CAUSE having come before the Court for a Pre-Trial Conference and the Defendant admitting the debt,

It is adjudged that the Plaintiff, ENTERPRISE LEASING COMPANY - SOUTH CENTRAL, INC., recover from the Defendant, CYNTHIA BROWN, the sum of \$1,954.80 as principal, \$480.96 as prejudgment interest, \$500.00 as attorney's fees, with costs of \$205.00, for a total of \$3,140.76 all of which shall bear interest at the rate of 11%, for all which let execution issue.

It is further adjudged that the loan document described in Count II of the Statement of Claim is hereby reestablished.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form 7.343A (Fact Information Sheet) and return it to the Plaintiff's attorney, within 30 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.

If the Defendant claims to be the head of household in which defendant's spouse resides, the Defendant shall complete the Spouse Related Portion in addition to all of the rest of the Fact Information Sheet.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to complete form 7.343A and return it to the Plaintiff's attorney.

ORDERED at Pensacola, Escambia County, Florida on this 17 day of June, 2008.

*[Signature]*  
COUNTY JUDGE

Conformed copies to:

J. Arby Van Slyke, Esquire  
Post Office Box 13244  
Pensacola, FL 32591  
Attorney for Plaintiff and Additional  
Person to Receive Notice of Homestead

Enterprise Leasing Company  
South Central, Inc.  
920 N. Navy Blvd.  
Pensacola, FL 32507

Cynthia Brown  
4435 Marlane Drive, Apt. 131  
Pensacola, FL 32526

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

BY *[Signature]* DC  
DATE 7/16/08

Case: 2008 SC 000181

00081975965

Dkt: CC1033 Pg#: 1

Recorded in Public Records 05/17/2010 at 04:16 PM OR Book 6592 Page 1227,  
Instrument #2010031155, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

Recorded in Public Records 03/22/2010 at 11:44 AM OR Book 6571 Page 1183,  
Instrument #2010017676, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

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

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
Escambia County, Florida

CASE NO: 2008 SC 004991  
DIVISION:

2008 MAR 22 A 9:20

STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY  
as subrogee of GERRALD POTTER  
Plaintiffs,  
vs.  
CYNTHIA BROWN, an Individual  
and BAM DELIVERY SERVICE, INC.,  
Defendants

COUNTY CIVIL DIVISION  
FILED & RECORDED

### FINAL JUDGMENT

**THIS CAUSE** having come on before this Court for Pre-Trial Conference, and the Defendant(s) having failed to appear at the Pre-Trial on April 22, 2009, the Clerk entered a Default against same, and the Court having considered the evidence and being fully advised in the premises, finding it has jurisdiction of the subject matter and over the parties, it is:

**ADJUDGED** that the Plaintiff(s), State Farm Mutual Automobile Insurance Company as subrogee of Gerrald Potter, whose address is P.O. Box 2371, Bloomington IL 61702-2371, recover from the Defendant(s), Cynthia Brown, 3202 Quiet Water Ln, Gulf Breeze FL 32563-2756 the principal sum of \$4,988.05, with Court costs in the sum of \$509.81 and interest in the sum of \$613.32, making a Total Sum of \$6,111.18, that shall bear interest at the Statutory rate of 6% per year, for which let execution issue.

**IT IS ADJUDGED FURTHER**, that pursuant to Small Claims Rule 7.221(a), the Defendant shall complete under oath Form 7.343 (Fact Information Sheet), including all required attachments, and serve it on the Plaintiff's Attorney, within 45 days of this Final Judgment; *failure to do so may be considered contempt of court*. Jurisdiction of this case is retained to enter further Orders that are proper to compel the Defendant to complete the Form 7.343. *The Fact Information Sheet shall not be copied for recording purposes.*

**DONE AND ORDERED** in Chambers in Pensacola, Escambia County, Florida this 17 day of March, 2010.

  
PATRICIA A. KINSEY  
County Court Judge

Copies to:  
Vance, Lotane & Bookhardt PA, 1980 Michigan Avenue, Cocoa, FL 32922  
Cynthia Brown c/o Bruce Committe, Esquire, 17 S Palafox Place, Suite 306, Pensacola, FL 32502-5600  
200803705.001\_59-Z839-517\_ald

Case: 2008 SC 004991

00006719480  
Dkt: CC1033 Pg#: 1

