

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600317

**Date of Tax Deed Application**  
Apr 26, 2016

This is to certify that **CAZENOVIA CREEK FUNDING I, LLC**, holder of **Tax Sale Certificate Number 2014 / 3926**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **07-3399-000**

**Cert Holder:**  
**CAZENOVIA CREEK FUNDING I, LLC**  
**PO BOX 54897**  
**NEW ORLEANS, LA 70154**

**Property Owner:**  
**BRAKE DON & DAWN S**  
**518 FOREST PARK DR**  
**PENSACOLA, FL 32506**  
LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/3926	07-3399-000	06-01-2014	445.92	22.30	468.22

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2015/4211	07-3399-000	06-01-2015	451.87	6.25	22.59	480.71

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

**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	948.93
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	428.47
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,752.40

**Amounts Certified by Clerk of Court (Lines 8-15):**

**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	23,167.50
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2014 By Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
07-3399-000 2014

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAZENOVIA CREEK FUNDING I, LLC  
PO BOX 54897  
NEW ORLEANS, LA 70154

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

<u>Certificate No.</u>	<u>Date</u>	<u>Legal Description</u>
2014/ 3926	06-01-2014	LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665

I agree to pay all delinquent taxes, redeem all outstanding tax certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above- mentioned 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*

Applicant's Signature

04-26-2016

Date



# Chris Jones Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← [Navigate Mode](#)  [Account](#)  [Reference](#) →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	362S301500001006
<b>Account:</b>	073399000
<b>Owners:</b>	BRAKE DON & DAWN S
<b>Mail:</b>	518 FOREST PARK DR PENSACOLA, FL 32506
<b>Situs:</b>	518 FOREST PARK DR 32506
<b>Use Code:</b>	SINGLE FAMILY RESID
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2015	\$7,000	\$39,906	\$46,906	\$46,335
2014	\$11,400	\$37,503	\$48,903	\$45,968
2013	\$11,400	\$33,889	\$45,289	\$45,289

[Disclaimer](#)

Amendment 1/Portability Calculations

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/1997	4125	1665	\$46,500	WD	<a href="#">View Instr</a>
07/1986	2280	877	\$13,700	WD	<a href="#">View Instr</a>
06/1986	2238	567	\$14,000	WD	<a href="#">View Instr</a>
06/1983	1775	187	\$29,000	WD	<a href="#">View Instr</a>

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

2015 Certified Roll Exemptions
HOMESTEAD EXEMPTION

Legal Description
LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665

Extra Features
None

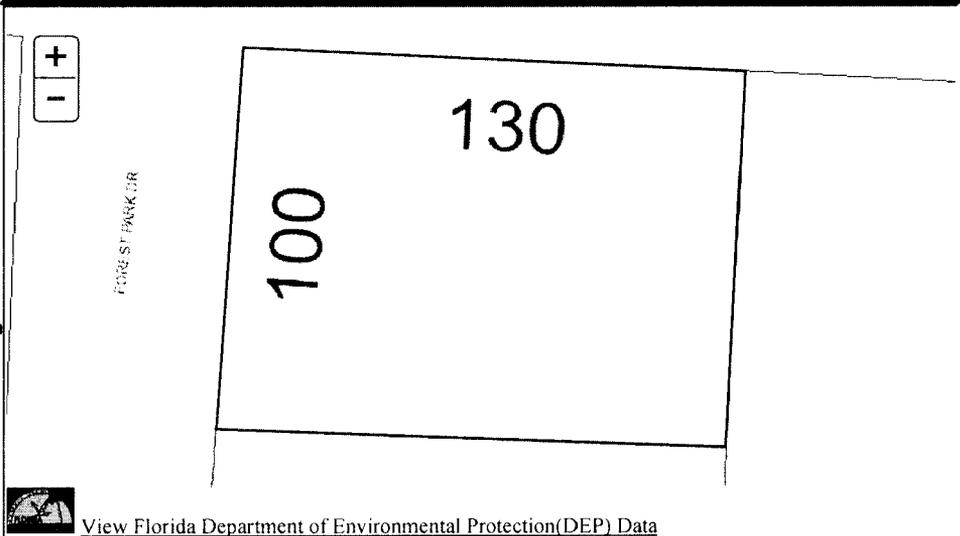
**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:**  
36-25-30

**Approx. Acreage:**  
0.3013

**Zoned:**   
MDR

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



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

**Buildings**

Address: 518 FOREST PARK DR, Year Built: 1950, Effective Year: 1950

Structural Elements
DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-PLASTER DIRECT

**NO. PLUMBING FIXTURES-3**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 1704 Total SF**  
**BASE AREA - 1704**

32

BAS

23

24

Images

59



10/4/13

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

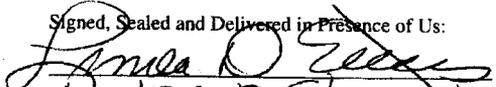
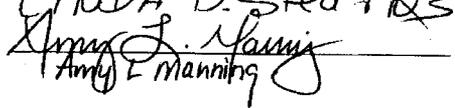
Last Updated:05/17/2016 (tc.3772)

Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-382200

of collection of said monies by foreclosure or otherwise, including solicitor's fees shall be paid by the Mortgagor, and the same are hereby secured.

IN WITNESS WHEREOF, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of Us:

  
LINDA D. STEARNS  
  
Amy L. Manning

  
Don Brake  
  
Dawn S. Brake  
  
Dawn S. Brake

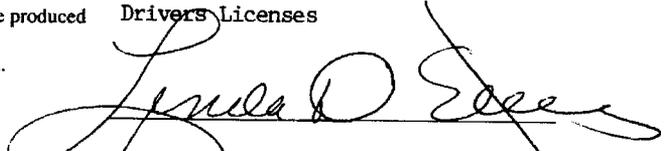
STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of April, 1997  
by Don Brake and Dawn S. Brake, husband and wife

who is/are personally known to me or who has/have produced Drivers Licenses  
as identification and who did take an oath.

My Commission expires:

(Seal)

  
Notary Public  
Serial Number:

LINDA D. STEARNS  
Notary Public-State of FL  
Comm. Exp. April 3, 2001  
Comm. No. CL-17234

Return To:  
Southland Title of Pensacola, Inc.  
1120 N. 12th Ave.  
Pensacola, Florida 32501

Return to: (enclose self-addressed stamped envelope)

Name: Southland Title of Pensacola, Inc.  
1120 N. 12th Avenue  
Pensacola, Fl 32501

1050  
155.75  
89.00

MORTGAGE DEED

OR BK 4125 PG1667  
Escambia County, Florida  
INSTRUMENT 97-382200

This Instrument Prepared by: Linda D. Stearns  
Southland Title of Pensacola, Inc.  
Address: 1120 N. 12th Avenue  
Pensacola, Fl 32501

Property Appraisers Parcel Identification (Folio) Number(s):  
36-2S-30-1500-001-006

97-15863  
SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

### Mortgage Deed

(Wherever used herein, the terms "mortgagor" and "mortgagee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations; and the term "note" includes all the notes herein described if more than one. Wherever used the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.)

Made this 30th day of April, 1997

BETWEEN Don Brake and Dawn S. Brake, husband and wife

called the Mortgagor, whose post office address is: 518 Forest Park Drive  
Pensacola, Fl 32506

and Earl E. Duncan

called the Mortgagee.

WITNESSETH, That the said Mortgagor, for and in consideration of the sum of Forty Four Thousand Five Hundred and NO/100 Dollars, to him in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Mortgagee, the following described land situate, lying and being in the County of Escambia, State of Florida to-wit:

Lot 1, Block "F", Forest Park a subdivision of a portion of Section 36, Township 2 South, Range 30 West in Escambia County, Florida, according to Plat recorded in Plat Book 3 at page 10 of the public records of said county.

MTG DGC STAMPS PD @ ESC CO \$ 155.75  
05/01/97 ERNIE LEE MAGAHA, CLERK  
By: *[Signature]*

INTANGIBLE TAX PD @ ESC CO \$ 89.00  
05/01/97 ERNIE LEE MAGAHA, CLERK  
By: *[Signature]*

and the said Mortgagor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, That if said Mortgagor shall pay to the said Mortgagee a certain promissory note, a copy of which is attached hereto and made a part hereof, and shall perform and comply with each and every stipulation, agreement and covenant of said note and of this mortgage, then this mortgage and the estate hereby created shall be void, otherwise the same shall remain in full force and virtue. And the said Mortgagor covenants to pay the interest and principal promptly when due; to pay the taxes and assessments on said property; to carry insurance against fire on the building(s) on said land for not less than \$ 44,500.00, and windstorm insurance in the amount of \$ 44,500.00, approved by the Mortgagee, with standard mortgage loss clause payable to Mortgagee, the policy to be held by the Mortgagee, to keep the building(s) on said land in proper repair; and to waive the homestead exemption.

Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

This instrument was prepared by:  
Linda D. Stearns ✓  
Southland Title of Pensacola, Inc.  
1120 N. 12th Avenue  
Pensacola, FL 32501

OR BK 4125 PG 1665  
Escambia County, Florida  
INSTRUMENT 97-382199

FILE NO. 97-15863  
DOC. \_\_\_\_\_  
REC: \_\_\_\_\_  
TOTAL \_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF Escambia

### WARRANTY DEED

Tax ID # 36-2S-30-1500-001-006

KNOW ALL MEN BY THESE PRESENTS: That

Earl E. Duncan, a single man  
7216 W. Jackson #24  
Pensacola, FL 32506 Grantor

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Don Brake and Dawn S. Brake, husband and wife

Address: 518 Forest Park Drive Pensacola, FL 32506 Grantee

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Escambia State of Florida, to wit:

Lot 1, Block "F", Forest Park a subdivision of a portion of Section 36, Township 2 South, Range 30 West in Escambia County, Florida, according to Plat recorded in Plat Book 3 at page 10 of the public records of said county.

DEED DOC STAMPS PD @ ESC CO \$ 325.50  
05/01/97 ERNIE LEE MAGNAN, CLERK  
By: [Signature]

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto. the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on April 30, 1997

[Signature]  
LINDA D. STEARNS  
[Signature]  
Amy C. Manning

[Signature] (Seal)  
Earl E. Duncan  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30th day of April, 1997  
by Earl E. Duncan, a single man

who is/are personally known to me or who has/have produced Drivers Licenses  
as identification and who did take an oath.

My Commission expires:

(Seal)

LINDA D. STEARNS  
"Notary Public - State of FL"  
Comm. Exp. April 3, 2001  
Comm. No. CC-17214

[Signature]  
Notary Public  
Serial Number:

# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-3-2016

TAX ACCOUNT NO.: 07-3399-000

CERTIFICATE NO.: 2014-3926

In compliance with Section 197.256, 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

      X   Notify City of Pensacola, P.O. Box 12910, 32521

      X   Notify Escambia County, 190 Governmental Center, 32502

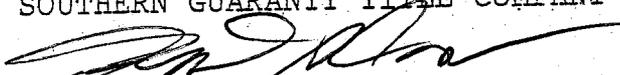
  X       Homestead for 2015 tax year.

Don Brake  
Dawn S. Brake  
518 Forest Park Dr.  
Pensacola, FL 32506

Earl E. Duncan  
1513 N. 50th Ave.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 13th day of July, 2016.

SOUTHERN GUARANTY TITLE COMPANY

  
by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12914

July 12, 2016

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. That certain mortgage executed by Don Brake and Dawn S. Brake, husband and wife in favor of Earl E. Duncan dated 04/30/1997 and recorded 05/01/1997 in Official Records Book 4125, page 1667 of the public records of Escambia County, Florida, in the original amount of \$44,500.00.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$46,906.00. Tax ID 07-3399-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12914

July 12, 2016

**Lot 1, Block F, Forest Park, as per plat thereof, recorded in Plat Book 3, Page 10, of the Public Records of Escambia County, Florida**

**Southern Guaranty Title Company**

16-367

4400 Bayou Boulevard, Suite 13B  
Pensacola, Florida 32503  
Telephone: 850-478-8121  
Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12914

July 12, 2016

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 07-12-1996, through 07-12-2016, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Don Brake and Dawn S. Brake, husband and wife

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein, No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

July 12, 2016

## 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 October 3, 2016, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC holder of Tax Certificate No. 03926, issued the 1st day of June, A.D., 2014 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665**

**SECTION 36, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 073399000 (16-367)**

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

**DON BRAKE and DAWN S BRAKE**

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 October, which is the 3rd day of October 2016.

Dated this 18th day of August 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

**DAWN S BRAKE**  
518 FOREST PARK DR  
PENSACOLA, FL 32506

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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**DON BRAKE**  
518 FOREST PARK DR  
PENSACOLA, FL 32506

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



By:   
Emily Hogg  
Deputy Clerk

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### Post Property:

**518 FOREST PARK DR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

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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

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 03926 of 2014**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DON BRAKE 518 FOREST PARK DR PENSACOLA, FL 32506	DAWN S BRAKE 518 FOREST PARK DR PENSACOLA, FL 32506
EARL E DUNCAN 1513 N 50TH AVE PENSACOLA FL 32506	

WITNESS my official seal this 18th day of August 2016.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



### Chris Jones - Escambia County Property Appraiser

Reference: 3625301500001006  
 Account: 0733999000  
 Section Map: 36-25-30  
 Situs: 518 FOREST PARK DR  
 Complex:  
 FOREST PARK PB 3 P 10 1ST ADDN PB 3 P 43 2ND ADDN PB 3 P 92  
 Owner: BRUCE DON & DAWN S  
 Parcel Address:  
 518 FOREST PARK DR  
 PENSACOLA, FL 32506  
 Last Sale: 4/19/97 \$46,500  
 Property Use: SINGLE FAMILY RESID  
 Approx. Acreage: 0.3013  
 Pdly. Count: 1  
 Total Parcel Area: 1.704  
 Zone: HCR  
 Taxing Auth: COUNTY MSTU



Tools Layers

- ECA Layers
- Map Grid
- PLSS Lines
- City Zoning
- County Zoning
- Parcel Dimensions
- Parcel Label
- Easement Labels
- Major Roads
- All Roads
- Right of Way
- Easement
- NLS
- Subdivision Boundary
- Property Line
- History Line
- Vacant Sites
- Improved Sites
- City of Pensacola
- County PU
- City of Century
- Road Intersection
- Subdivision Graphics
- Boundary Graphics
- All Symbols

## 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 October 3, 2016, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING I LLC** holder of **Tax Certificate No. 03926**, issued the **1st day of June, A.D., 2014** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665**

**SECTION 36, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 073399000 (16-367)**

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

**DON BRAKE and DAWN S BRAKE**

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 October, which is the **3rd day of October 2016**.

Dated this 18th day of August 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Post Property:**

**518 FOREST PARK DR 32506**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA  
**NON-ENFORCEABLE RETURN OF SERVICE**

16-367

**Document Number:** ECSO16CIV040947NON

**Agency Number:** 16-011332

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03926 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: DON BRAKE AND DAWN S BRAKE

**Defendant:**

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

Received this Writ on 8/18/2016 at 1:40 PM and served same at 3:42 PM on 8/22/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERK'S OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



94

G. FALLER JR., CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: DLRUPERT

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

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Dated this 18th day of August 2016.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

**Personal Services:**

**DAWN S BRAKE**  
518 FOREST PARK DR  
PENSACOLA, FL 32506

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA  
**NON-ENFORCEABLE RETURN OF SERVICE**

16-367

**Document Number:** ECSO16CIV040886NON

**Agency Number:** 16-011410

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 03926 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE DON BRAKE AND DAWN S BRAKE

**Defendant:**

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

Individual

Received this Writ on 8/18/2016 at 1:45 PM and served same on DAWN S BRAKE , at 9:45 AM on 8/19/2016 in ESCAMBIA COUNTY, FLORIDA, 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.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

 94

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

**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 October 3, 2016, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

**NOTICE OF APPLICATION FOR TAX DEED**

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Dated this 18th day of August 2016.

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**Personal Services:**

**DON BRAKE  
518 FOREST PARK DR  
PENSACOLA, FL 32506**

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



By:  
  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

16-367

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO16CIV040883NON

**Agency Number:** 16-011409

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT # 03926 2014

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE DON BRAKE AND DAWN S BRAKE

**Defendant:**

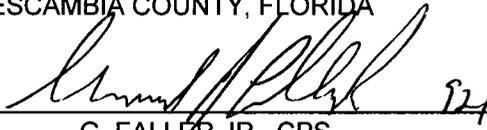
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 8/18/2016 at 1:45 PM and served same on DON BRAKE , in ESCAMBIA COUNTY, FLORIDA, at 9:45 AM on 8/19/2016 by leaving 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, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: DAWN BRAKE, RESIDENT/WIFE, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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



G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

DON BRAKE [16-367]  
518 FOREST PARK DR  
PENSACOLA, FL 32506

9171 9690 0935 0129 1018 07

DAWN S BRAKE [16-367]  
518 FOREST PARK DR  
PENSACOLA, FL 32506

9171 9690 0935 0129 1018 14

EARL E DUNCAN [16-367]  
1513 N 50TH AVE  
PENSACOLA FL 32506

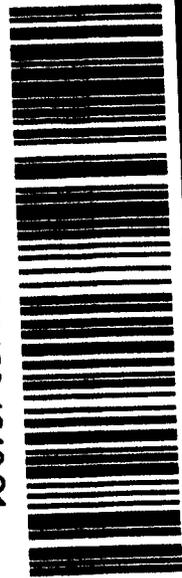
9171 9690 0935 0129 1018 21

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

*Created  
14/03926*

*OK  
8.19.16*

**CERTIFIED MAIL™**



9171 9690 0935 0129 1018 21

EARL E DUNCAN [16-367]  
1513 N 50TH AVE  
PENSACOLA FL 32506

32502-553  
3250634130 0008

3ZZ DC 1 0009/26/16  
RETURN TO SENDER  
UNDELIVERED  
ORIGIN TO FORWARD

*9-24  
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\*2187-0915-15-44

NEOPOST  
08/18/2016  
**US POSTAGE \$005.115**  
FIRST-CLASS MAIL



ZIP 32502  
041M11272965

**CERTIFIED MAIL™**

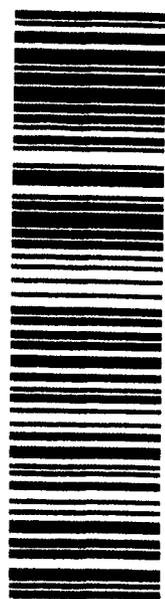
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0129 1018 07

NEOPOST

FIRST CLASS MAIL

08/18/2016

**US POSTAGE**

**\$005.15**



ZIP 32502  
041M11272965

*NL*  
*8/19/16*  
*AB*

DON BRAKE [16-367]  
518 FOREST PARK DR  
PENSACOLA, FL NIXIE

322 FE 1

0009/12/16

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

32508258335

08/18/2016

08/18/2016

*129*  
*103*

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0129 1018 14

08/18/2016

**US POSTAGE**

**\$005.15**



ZIP 32502  
041M11272965

DAWN S BRAKE [16-367]  
518 FOREST PARK DR  
PENSACOLA, FL NIXIE

322 FE 1

0009/12/16

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

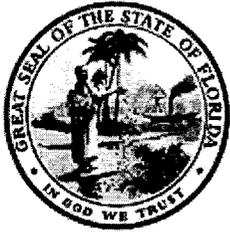
*NL*  
*8/19/16*  
*AB*  
*1.14*

32508258335

08/18/2016

08/18/2016

*3*



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

**Tax Deed - Redemption Calculator**

**Account: 073399000 Certificate Number: 003926 of 2014**

Redemption  Yes   
 Application Date   
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="09/12/2016"/>
Months	6	5
Tax Collector	<input type="text" value="\$1,752.40"/>	<input type="text" value="\$1,752.40"/>
Tax Collector Interest	\$157.72	\$131.43
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,916.37	<input type="text" value="\$1,890.08"/> TC
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	\$40.50	\$33.75
Total Clerk	\$490.50	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$15.36"/>	<input type="text" value="\$15.36"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$2,425.23	\$2,392.19
	Repayment Overpayment Refund Amount	<input type="text" value="\$33.04"/> Redeemer

Notes

**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 # 2014 TD 003926**

**Redeemed Date 09/12/2016**

**Name Dawn Brake 518 FOREST PARK DR PENSACOLA, FL 32506**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,916.37
Postage = TD2	\$15.36
ResearcherCopies = TD6	\$3.00

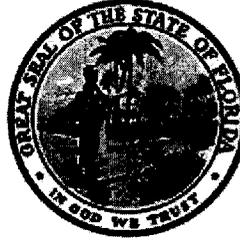
• For Office Use Only

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets

**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: 073399000 Certificate Number: 003926 of 2014**

**Payor: Dawn Brake 518 FOREST PARK DR PENSACOLA, FL 32506      Date 09/12/2016**

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,916.37
		Postage	\$15.36
		Researcher Copies	\$3.00
		Total Received	\$2,425.23

**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 and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 21, 2016

CAZENOVIA CREEK FUNDING I LLC  
PO BOX 54897  
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

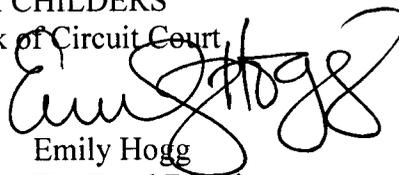
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 000403	\$450.00	\$33.75	\$483.75
2014 TD 009563	\$450.00	\$33.75	\$483.75
2014 TD 003582	\$450.00	\$33.75	\$483.75
2014 TD 003926	\$450.00	\$33.75	\$483.75

**TOTAL \$1,935.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court,

By:

  
Emily Hogg  
Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

September 16, 2016

DAWN BRAKE  
518 FOREST PARK DR  
PENSACOLA FL 32506

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2014 TD 003926

\$33.04

**TOTAL \$33.04**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING I LLC holder of Tax Certificate No. 03926, issued the 1st day of June, A.D., 2014 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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OR 4125 P 1665  
SECTION 36, TOWNSHIP 2 S, RANGE 30  
W  
TAX ACCOUNT NUMBER 073399000  
(16-367)

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DON BRAKE and DAWN S BRAKE

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 October, which is the 3rd day of October 2016.

Dated this 18th day of August 2016.  
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

4wr9/7-9/28TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2014 TD 03926 in the Esc. County Court was published in said newspaper in and was printed and released on the start date of 9/7/16 and end date of 9/28/16.

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

X



MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 29th day of September 2016, by Malcolm G. Ballinger, who is personally known to me.

X



BRIDGET A. ROBERTS, NOTARY PUBLIC



Bridget A. Roberts  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG023500  
Expires 8/22/2020