

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512

R. 12/16

Application Number: 1900402

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC

PO BOX 54972

NEW ORLEANS, LA 70154,

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
04-2361-000	2017/1841	06-01-2017	LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965

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

ATCF II FLORIDA-A, LLC

PO BOX 54972

NEW ORLEANS, LA 70154

04-22-2019
Application Date

Applicant's signature

20-000

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1900402

Date of Tax Deed Application

Apr 22, 2019

This is to certify that **ATCF II FLORIDA-A, LLC**, holder of **Tax Sale Certificate Number 2017 / 1841**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **04-2361-000**

Cert Holder:
ATCF II FLORIDA-A, LLC
PO BOX 54972
NEW ORLEANS, LA 70154

Property Owner:
BRAKE JOHN R EST OF
705 FREMONT AVE
PENSACOLA, FL 32505
LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30
OR 2928 P 965

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
2017/1841	04-2361-000	06/01/2017	572.58	28.63	601.21

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
2018/1868	04-2361-000	06/01/2018	1,118.82	6.25	55.94	1,181.01

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	Total Amount Paid
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1,079.56
4. Property Information 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)	3,236.78

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

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.	
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 6th day of May, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: February 3, 2020

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 04-2361-000 2017



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Navigate Mode
● Account
○ Reference
▶
[Printer Friendly Version](#)

General Information		Assessments				
Reference: 461S301100003011		Year				
Account: 042361000		Land				
Owners: BRAKE JOHN R EST OF		Imprv				
Mail: 705 FREMONT AVE PENSACOLA, FL 32505		Total				
Situs: 705 FREMONT AVE 32505		Cap Val				
Use Code: SINGLE FAMILY RESID		2018 \$4,500 \$61,323 \$65,823 \$65,823				
Taxing Authority: COUNTY MSTU		2017 \$4,500 \$56,015 \$60,515 \$60,515				
Tax Inquiry: Open Tax Inquiry Window		2016 \$4,500 \$54,248 \$58,748 \$51,762				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

[Disclaimer](#)

Tax Estimator

> [File for New Homestead Exemption Online](#)

Sales Data		Official Records (New Window)					2018 Certified Roll Exemptions		
Sale Date	Book	Page	Value	Type	View Instr	View Instr	View Instr	View Instr	
03/28/2017	7686	1893	\$100	OT	View Instr	View Instr	View Instr	View Instr	
12/30/2016	7646	1615	\$100	QC	View Instr	View Instr	View Instr	View Instr	
10/1990	2928	965	\$21,000	CJ	View Instr	View Instr	View Instr	View Instr	
01/1985	2018	895	\$100	WD	View Instr	View Instr	View Instr	View Instr	
11/1982	1704	417	\$100	WD	View Instr	View Instr	View Instr	View Instr	
01/1975	884	848	\$100	WD	View Instr	View Instr	View Instr	View Instr	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller									

Legal Description

LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S
R 30 OR 2928 P 965 OR 7686 P 1893

Extra Features

CARPORT
METAL BUILDING

Parcel Information		Launch Interactive Map	
Section Map			
Id: 46-1S-30-2		<div style="border: 1px solid black; padding: 5px; width: 150px; height: 150px; position: relative;"> + - </div>	
Approx. Acreage: 0.1915			
Zoned: MDR			
Evacuation & Flood Information Open Report			
View Florida Department of Environmental Protection(DEP) Data			

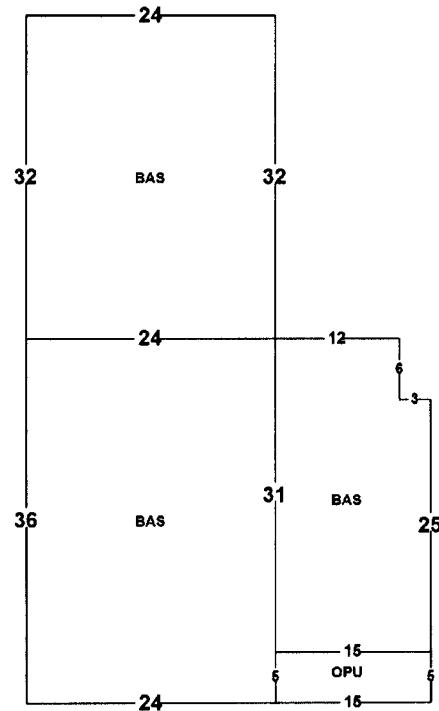
Buildings

Address: 705 FREMONT AVE, Year Built: 1959, Effective Year: 1959

Structural Elements	
DECOR/MILLWORK-AVERAGE	
DWELLING UNITS-1	
EXTERIOR WALL-SIDING-SHT.AVG.	

FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2154 Total SF
BASE AREA - 2079
OPEN PORCH UNF - 75



Images



2/28/19

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:05/14/2019 (tc.5109)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 01841**, issued the **1st day of June, A.D., 2017** 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 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042361000 (20-066)

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

EST OF JOHN R 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 February, which is the 3rd day of February 2020**.

Dated this 21st day of May 2019.

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



\$10.00 DUE

State of Florida
Department of Revenue
NOTICE OF TAX LIEN

UT Account No.: [REDACTED]

Lien No.: 05-124865

JOHN R BRAKE SR
BEULAH USED TIRES
6825A MOBILE HWY
PENSACOLA, FL 32526

CLERK OF THE CIRCUIT COURT
223 PALAFOX PLACE
PENSACOLA, FL 32501-5845

Pursuant to the provisions of Section 443.141(3)(a) and (g) Florida Statutes, known as the lien provisions of the Florida Unemployment Compensation Law, notice is hereby given that the above named employer is liable for the payment of unemployment tax to the Florida Department of Revenue. Pursuant to the provisions of said law, the following tax, interest, penalties, and fees which after demand for payment thereof remain unpaid, and that by virtue of the above mentioned law, the amount of said taxes together with interest, penalties, and other costs that may accrue in addition thereto, constitute a lien in favor of STATE OF FLORIDA DEPARTMENT OF REVENUE upon the title to and interest, whether legal or equitable, in any real property, chattels real, or personal property of said employer. Interest on unpaid tax will continue to accrue at 12 percent per annum until paid in full.

Please record this tax lien which has been prepared by a public officer other than a notary public. Send your invoice and docketing information to:
FLORIDA DEPARTMENT OF REVENUE
UT COLLECTIONS
1379 BLOUNTSTOWN HIGHWAY
TALLAHASSEE, FL 32304-2716

Periods for which taxes, interest, penalties, and fees have been assessed, and the amounts thereof, are as follows:

Q/YR	TAX DUE	INTEREST AS OF 02/28/2006	PENALTY DUE	SERVICE DUE	FILING FEE
2/2005	100.00	6.00	75.00		20.00

TOTAL AMOUNT OF TAX LIEN

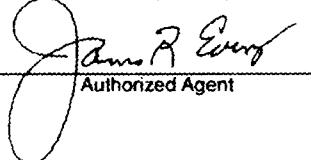
201.00

Witness my hand and official seal in this City of TALLAHASSEE LEON County, Florida.

this 27TH day of JANUARY, 2006

Jim Zingale, Executive Director
Department of Revenue
State of Florida

This Instrument Prepared by:



Authorized Agent



UCT-18LC
N. 07/04



\$10.00 DUE

State of Florida
Department of Revenue
NOTICE OF TAX LIEN

UT Account No.:

2311036

Lien No.:

05-053123

JOHN R BRAKE SR
BEULAH USED TIRES
6825A MOBILE HWY
PENSACOLA, FL 32526-8016

CLERK OF THE CIRCUIT COURT
223 PALAFOX PLACE
PENSACOLA, FL 32501-5845

Pursuant to the provisions of Section 443.141(3)(a) and (g) Florida Statutes, known as the lien provisions of the Florida Unemployment Compensation Law, notice is hereby given that the above named employer is liable for the payment of unemployment tax to the Florida Department of Revenue. Pursuant to the provisions of said law, the following tax, interest, penalties, and fees which after demand for payment thereof remain unpaid, and that by virtue of the above mentioned law, the amount of said taxes together with interest, penalties, and other costs that may accrue in addition thereto, constitute a lien in favor of STATE OF FLORIDA DEPARTMENT OF REVENUE upon the title to and interest, whether legal or equitable, in any real property, chattels real, or personal property of said employer. Interest on unpaid tax will continue to accrue at 12 percent per annum until paid in full.

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FLORIDA DEPARTMENT OF REVENUE
UT COLLECTIONS
1379 BLOUNTSTOWN HIGHWAY
TALLAHASSEE, FL 32304-2716

Periods for which taxes, interest, penalties, and fees have been assessed, and the amounts thereof, are as follows:

Q/YR	TAX DUE	INTEREST AS OF 08/31/2005	PENALTY DUE	SERVICE DUE	FILING FEE
4/2004	100.00	6.00	100.00		20.00

TOTAL AMOUNT OF TAX LIEN

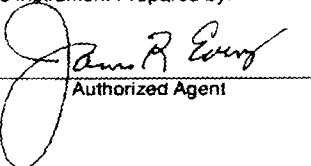
226.00

Witness my hand and official seal in this City of TALLAHASSEE , LEON County, Florida.

this 13TH day of AUGUST 2005

Jim Zingale, Executive Director
Department of Revenue
State of Florida

This instrument Prepared by:



Authorized Agent



UCT-18LC
N. 07/04



STATE OF FLORIDA
DEPARTMENT OF REVENUE
WARRANT

DR-78
R. 06/00

JOHN R. BRAKE
6825A MOBILE HWY
PENSACOLA FL 32526-8016

Warrant Number : 1000000035867
Contract Object : 12331361
Re: Warrant Issued under Chapter
212, Florida Statutes

THE STATE OF FLORIDA
TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND
ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA
WARRANT FOR COLLECTION OF DELINQUENT SALES AND USE TAX.

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

Tax	\$1,552.62
Penalty	\$394.14
Interest	\$255.55
Total	\$2,202.31
Filing fee	\$20.00
Grand total	\$2,222.31

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

WITNESS my hand and official seal in this City of Pensacola, Escambia County, Florida, this 18th day of October, 2006.

Jim Zingale, Executive Director
Department of Revenue
State of Florida

This instrument prepared by:

Authorized Agent



PLEASE BILL TO:
PENSACOLA SERVICE CENTER
3670 N L ST STE C
PENSACOLA FL 32505-5254
850-595-5170



\$10.00 DUE

State of Florida
Department of Revenue
NOTICE OF TAX LIEN

UT Account No.: 2311036 Lien No.: 06-015633

JOHN R BRAKE SR
BEULAH USED TIRES
6825A MOBILE HWY
PENSACOLA, FL 32526

CLERK OF THE CIRCUIT COURT
223 PALAFOX PLACE
PENSACOLA, FL 32501-5845

Pursuant to the provisions of Section 443.141(3)(a) and (g) Florida Statutes, known as the lien provisions of the Florida Unemployment Compensation Law, notice is hereby given that the above named employer is liable for the payment of unemployment tax to the Florida Department of Revenue. Pursuant to the provisions of said law, the following tax, interest, penalties, and fees which after demand for payment thereof remain unpaid, and that by virtue of the above mentioned law, the amount of said taxes together with interest, penalties, and other costs that may accrue in addition thereto, constitute a lien in favor of STATE OF FLORIDA DEPARTMENT OF REVENUE upon the title to and interest, whether legal or equitable, in any real property, chattels real, or personal property of said employer. Interest on unpaid tax will continue to accrue at 12 percent per annum until paid in full.

Please record this tax lien which has been prepared by a public officer other than a notary public. Send your invoice and docketing information to:
FLORIDA DEPARTMENT OF REVENUE
UT COLLECTIONS
1379 BLOUNTSTOWN HIGHWAY
TALLAHASSEE, FL 32304-2716

Periods for which taxes, interest, penalties, and fees have been assessed, and the amounts thereof, are as follows:

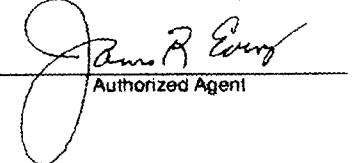
Q/YR	TAX DUE	INTEREST AS OF 05/31/2006	PENALTY DUE	SERVICE DUE	FILING FEE
3/2005	100.00	6.00	75.00		20.00
TOTAL AMOUNT OF TAX LIEN					201.00

Witness my hand and official seal in this City of TALLAHASSEE , LEON County, Florida,

this 28TH day of APRIL 2006

Jim Zingale, Executive Director
Department of Revenue
State of Florida

This Instrument Prepared by:



Authorized Agent



UCT-18LC
N. 07/04

Filing # 87914131 E-Filed 04/12/2019 02:46:42 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,
vs.
John Russell Brake II
705 Fremont Avenue
Pensacola, FL 32505
Defendant.

CASE NO: 2016 MM 000565 A
DIVISION: II

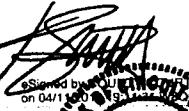
CIVIL LIEN

THIS CAUSE came before the Court for plea on March 19, 2019. Upon the evidence presented, the Court assessed a \$80.00 Cost of Supervision Fee; \$50.00 Probation Hearing Fee. Total of **\$130.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

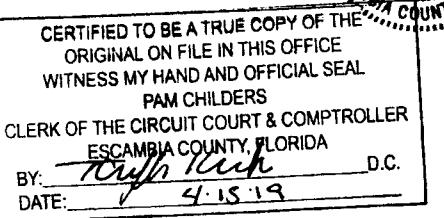
ORDERED AND ADJUDGED that the above-named Defendant shall pay arrears to the **Department of Community Corrections**, in the amount of \$130.00 which shall accrue interest at the rate of 6.33% per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida.


eSigned by JUDGE KERRA SMITH
on 04/15/2019 12:46:42 PM (D.C.)

cc: **Community Corrections Accounting**
Defendant



\$ 10.00 DUE

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



NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A
SEC 46/10 T 1/2S R 30 OR 2928 P 965

Customer: JOHN RUSSELL BRAKE

Account Number: 9603-56328

Amount of Lien: \$ 64.64 together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice, and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended.

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

Dated: 07/07/05

Emerald Coast Utilities Authority

By: Veronica Smith

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 7TH day of JULY,
20 05, by VERONICA SMITH of the Emerald Coast
Utilities Authority, who is personally known to me and who did not take an oath.

[NOTARY SEAL]

Revised 10/04
RWK:ls



GABRIEL M. BROWN
My Commission Exp. Mar. 13, 2009
DOA 380254 ID # 782227
Personally Known
Other I.D.


Notary Public - State of Florida

Recorded in Public Records 10/29/2018 2:26 PM OR Book 7990 Page 1156,
Instrument #2018086569, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18052339N
LOCATION: 705 FREMONT AVE
PR#: 461S301100003011

VS.

BRAKE JOHN R EST OF,
705 FREMONT AVE
PENSACOLA, FL 32505

COPY: Cynthia Keeton
SP69 MOSS LN
PENSACOLA, FL 32505

RESPONDENT

ORDER

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

42-196 (a) Nuisance Conditions

42-196 (b) Trash and Debris

42-196 (c) Inoperable Vehicle(s); Described

Black GMC
numerous vehicles in back yard.

42-196 (d) Overgrowth

Signed, sealed and delivered in our presence

Nicole S. Whigham
Witness Mariyss Whigham

Nicole S. Whigham
Witness Mariyss Whigham

Soloman M. Abercrombie
Witness Soloman M. Abercrombie

Soloman M. Abercrombie
Witness Soloman M. Abercrombie

Cynthia G. Keeton
Cynthia G. Keeton Cynthia G. Keeton
Heir of John R. Brake

John R. Brake II
Heir of John R. Brake
Amanda C. Digilio
Amanda C. Digilio
Heir of John R. Brake
Christie L. Brake
Christie L. Brake
Heir of John R. Brake

State of Florida
County of Escambia

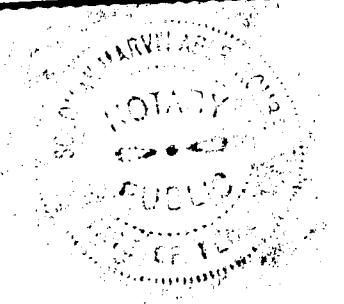
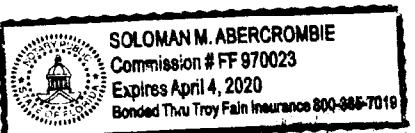
On Dec 30, 2016 before me Soloman M. Abercrombie
Date Notary Public

Personally appeared Cynthia G. Keeton, John R. Brake II, Amanda C. Digilio & Christie L. Brake who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on behalf of which the persons acted, executed the persons acted, executed the instrument.

WITNESS my hand and official seal

NOTARY PUBLIC

Fl. Driver Licenses
the above produced ID
Type of ID (see above)



Property Reference # 461S301100003011
Prepared by John R. Brake II

QUIT CLAIM DEED

STATE OF FLORIDA COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS THAT
CYNTHIA G. KEETON, JOHN R. BRAKE II, AMANDA C. DIGUILIO, &
CHRISTIE L. BRAKE, all as the sole surviving heirs of **JOHN R. BRAKE**, deceased
hereinafter call the grantors, 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
John R. Brake II of ~~705~~ Fremont Ave. Pensacola, FL 32505
Grantees, heirs, executors, administrators and assigns, forever the following described
property, situated in the County of Escambia, State of Florida to wit:

Lot 3 Block 11 Wildewood
Plat Book 4 page 4 7/47A
Section 46/10
Township 1/2S Range 30
OR Book 2928 Page 965

Also known as 705 Fremont Ave
Parcel I.D. Number 461S301100003011

the above property is not the homestead property of Grantors

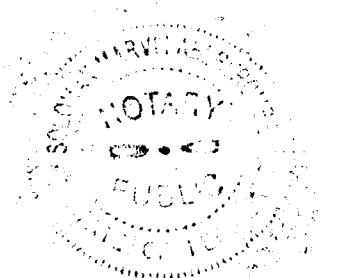
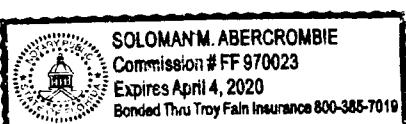
SUBJECT TO restrictions, easements, and reservations of record.

Together with all and singular the tenements, and appurtenances thereto
belonging or in anywise appertaining, free from all exemptions and right of homestead

IN WITNESS WHEREOF, we have hereunto set our hands and seals
This 30th day of Dec, 2016

John R. Brake
NOTARY PUBLIC

Heirs of John R. Brake have not performed any title work
in preparing this deed, nor ordered a survey and
specifically disclaims any liability for any title defects



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsrgt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 2-3-2020

TAX ACCOUNT NO.: 04-2361-000

CERTIFICATE NO.: 2017-1841

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

Notify City of Pensacola, P.O. Box 12910, 32521
 221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for _____ tax year.

Beneficiaries and Heirs of the
Estate of John R. Brake aka
John R. Brake, Sr.
including the following:
Cynthia G. Keeton, John R.
Brake II, Amanda C. Diguilio
and Christie L. Brake
c/o Cynthia G. Keeton
5869 Moss Lane
Pensacola, FL 32505
and
705 Fremont Ave.
Pensacola, FL 32505

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Escambia County Code
Enforcement
3363 West Park Place
Pensacola, FL 32505

Florida Dept. of Revenue
3670 North L St., Ste C
Pensacola, FL 32505-5254

State of Florida/
Dept. of Community
Corrections
190 Governmental Center
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 12th day of November , 2019 .

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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15515

November 7, 2019

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

1. Subject to interest of John R. Brake II, per Quit Claim Deed filed in O.R. Book 7646, page 1615. NOTE: No probate on John R. Brake Sr., found of record.
2. Code Enforcement Lien filed by Escambia County in O.R. Book 7990, page 1275.
3. Possible Civil Lien filed by State of Florida/Dept. of Community Corrections in O.R. Book 8078, page 1486.
4. Utility Lien filed by ECUA in O.R. Book 5686, page 44.
5. Tax Lien filed by Florida Dept. of Revenue in O.R. Book 6017, page 174; O.R. Book 5711, page 1924; O.R. Book 5831, page 1730; and O.R. Book 5898, page 824.
6. Taxes for the year 2016-2018 delinquent. The assessed value is \$70,541.00. Tax ID 04-2361-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15515

November 7, 2019

**Lot 3, Block 11, Wildewood, as per plat thereof, recorded in Plat Book 4, Page 47, of the Public Records
of Escambia County, Florida**

Southern Guaranty Title Company

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

20-066

PROPERTY INFORMATION REPORT

File No.: 15515

November 7, 2019

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 11-07-1999, through 11-07-2019, and said search reveals the following:

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

Estate of John R. Brake AKA John R. Brake, Sr.

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

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

Southern Guaranty Title Company

By: 

November 7, 2019



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiac



SCAN TO PAY ONLINE

2019 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
04-2361-000	06		461S301100003011

PROPERTY ADDRESS:

705 FREMONT AVE

EXEMPTIONS:

20-066

BRAKE JOHN R EST OF
705 FREMONT AVE
PENSACOLA, FL 32505

PRIOR YEAR(S) TAXES OUTSTANDING

17 / 1841

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	70,541	0	70,541	466.73
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.0990	70,541	0	70,541	148.07
BY STATE LAW	3.9440	70,541	0	70,541	278.21
WATER MANAGEMENT	0.0327	70,541	0	70,541	2.31
SHERIFF	0.6850	70,541	0	70,541	48.32
M.S.T.U. LIBRARY	0.3590	70,541	0	70,541	25.32
TOTAL MILLAGE	13.7362			AD VALOREM TAXES	\$968.96

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965 OR 7686 See Additional Legal on Tax Roll	FP FIRE PROTECTION	125.33
		NON-AD VALOREM ASSESSMENTS \$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$1,094.29

IF PAID BY Please Pay	Nov 30, 2019 1,050.52	Dec 31, 2019 1,061.46	Jan 31, 2020 1,072.40	Feb 29, 2020 1,083.35	Mar 31, 2020 1,094.29
--------------------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

RETAIN FOR YOUR RECORDS

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

2019 Real Estate Property Taxes

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY Nov 30, 2019	1,050.52
AMOUNT IF PAID BY Dec 31, 2019	1,061.46
AMOUNT IF PAID BY Jan 31, 2020	1,072.40
AMOUNT IF PAID BY Feb 29, 2020	1,083.35
AMOUNT IF PAID BY Mar 31, 2020	1,094.29

DO NOT FOLD, STAPLE, OR MUTILATE

BRAKE JOHN R EST OF
705 FREMONT AVE
PENSACOLA, FL 32505

PRIOR YEAR(S) TAXES OUTSTANDING

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01841 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 19, 2019, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF JOHN R BRAKE 705 FREMONT AVE PENSACOLA, FL 32505	CYNTHIA G KEETON, JOHN R BRAKE II, AMANDA C DIGUILIO AND CHRISTIE L BRAKE 705 FREMONT AVE PENSACOLA, FL 32505
CYNTHIA G KEETON, JOHN R BRAKE II, AMANDA C DIGUILIO AND CHRISTIE L BRAKE C/O CYNTHIA G KEETON 5869 MOSS LANE PENSACOLA FL 32505	JOHN R BRAKE SR 6825A MOBILE HWY PENSACOLA FL 32526
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	FLORIDA DEPT OF CORRECTIONS 2251 N PALAFOX ST PENSACOLA, FL 32501
	FLORIDA DEPT OF REVENUE 2205B LA VISTA AVE PENSACOLA FL 32504

WITNESS my official seal this 19th day of December 2019.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

W A R N I N G

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 February 3, 2020, 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 **ATCF II FLORIDA A LLC** holder of **Tax Certificate No. 01841**, issued the **1st day of June, A.D., 2017** 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 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042361000 (20-066)

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

EST OF JOHN R 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 February, which is the **3rd day of February 2020**.

Dated this 12th day of December 2019.

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

W A R N I N G

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SECTION 46, TOWNSHIP 1 S, RANGE 30 W

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Post Property:

705 FREMONT AVE 32505



PAM CHILDERS

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

W A R N I N G

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA A LLC** holder of Tax Certificate No. 01841, issued the 1st day of **June, A.D., 2017** 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 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042361000 (20-066)

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EST OF JOHN R BRAKE

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Personal Services:

EST OF JOHN R BRAKE
705 FREMONT AVE
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Pam Childers
Clerk of the Circuit Court & Co.
Official Records
221 Palafox Place, Suite 1
Pensacola, FL 32502

CERTIFIED MAIL™



971 9690 0935 0128 2594 55

NEOPOST 12/19/2019 US POSTAGE \$005.60⁰⁰

ZIP: 02065
041M115



CYNTHIA G KEETON, JOHN R BRAKE
II, AMANDA C DIGUILIO AND
CHRISTIE L BRAKE [20-666]
705 FREMONT AVE
PENSACOLA, FL 32505

INC. 3275027589235 2087-01-002-20-47

EDGEMONT COUNTY, WY
2020 JAN 29 A 11:35
FILE # 00000000
CLERK & COMPTROLLER
PAUL S. HILL, CLERK

Pam Childers

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

CERTIFIED MAIL™



9171 9690 0935 0128 2594 48

PLATE NUMBER: 54-1234567890
EXPIRATION DATE: 07/2020
OWNER: LERK & SONS INC.
ADDRESS: 12345 WILMINGTON
FILE NUMBER: 1234567890
ISSUE DATE: JAN 29 A.M. 33
COUNTY: FILER: CALIFORNIA

NEOPOST
12/19/2019
US POSTAGE \$005.60-

ZIP 32502
0411M1272965

EXPRESS MAIL

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EST OF JOHN R BRAKE [20-066]
705 FREMONT AVE
PENSACOLA, FL 32505

INC

CERTIFIED MAIL™

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



9171 9690 0935 0128 2594 79



202-32502
64981-272965

RTS
PAM
JOHN R BRAKE SR [20-066]
6825A MOBILE HWY
PENSACOLA FL 32526

RTS
PAM
JOHN R BRAKE SR [20-066]
6825A MOBILE HWY
PENSACOLA FL 32526

W A R N I N G

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Personal Services:

EST OF JOHN R BRAKE
705 FREMONT AVE
PENSACOLA, FL 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
 Emily Hogg
 Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

20-066

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV056340NON

Agency Number: 20-002515

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01841 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

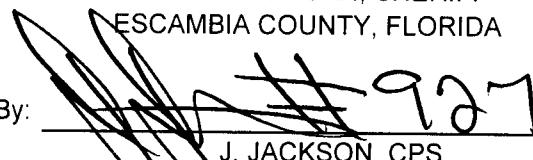
Plaintiff: RE: EST OF JOHN R BRAKE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 12/23/2019 at 7:31 AM and served same on EST OF JOHN R BRAKE , in ESCAMBIA COUNTY, FLORIDA, at 1:40 PM on 1/8/2020 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: JOHN R BRAKE JR, SON, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA
By: 
J. JACKSON, CPS
Service Fee: \$40.00
Receipt No: BILL

Printed By: LCMITCH

W A R N I N G

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SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042361000 (20-066)

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

EST OF JOHN R BRAKE

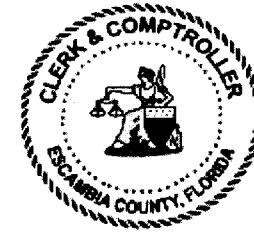
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Post Property:

705 FREMONT AVE 32505



PAM CHILDERS

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

By:

Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

20-066

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO19CIV056338NON

Agency Number: 20-002514

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01841 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF JOHN R BRAKE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/23/2019 at 7:31 AM and served same at 2:21 PM on 1/7/2020 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

J. JACKSON, CPS

Service Fee: \$40.00
Receipt No.: BILL

EST OF JOHN R BRAKE [20-066]
705 FREMONT AVE
PENSACOLA, FL 32505

9171 9690 0935 0128 2594 48

CYNTHIA G KEETON, JOHN R BRAKE
II, AMANDA C DIGUILIO AND
CHRISTIE L BRAKE [20-066]
705 FREMONT AVE
PENSACOLA, FL 32505

9171 9690 0935 0128 2594 55

CYNTHIA G KEETON, JOHN R BRAKE II,
AMANDA C DIGUILIO AND CHRISTIE L
BRAKE [20-066]
C/O CYNTHIA G KEETON
5869 MOSS LANE
PENSACOLA FL 32505

9171 9690 0935 0128 2594 62

JOHN R BRAKE SR [20-066]
6825A MOBILE HWY
PENSACOLA FL 32526

9171 9690 0935 0128 2594 79

ESCAMBIA COUNTY / COUNTY
ATTORNEY [20-066]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 2594 86

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [20-066]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 2594 93

ECUA [20-066]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 2595 09

FLORIDA DEPT OF CORRECTIONS
[20-066]
2251 N PALAFOX ST
PENSACOLA, FL 32501

9171 9690 0935 0128 2595 16

FLORIDA DEPT OF REVENUE [20-066]
2205B LA VISTA AVE
PENSACOLA FL 32504

9171 9690 0935 0128 2593 63

Contact
Daughter

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020005994 1/22/2020 8:30 AM
OFF REC BK: 8234 PG: 1391 Doc Type: RTD

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 8100, Page 1509, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01841, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 042361000 (20-066)

DESCRIPTION OF PROPERTY:

LT 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF JOHN R BRAKE

Dated this 21st day of January 2020.

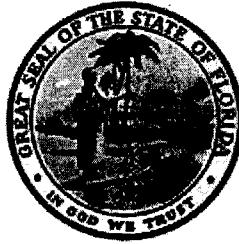
**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**



By:
Emily Hogg
Deputy Clerk



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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 001841

Redeemed Date 01/21/2020

Name JOHN BRAKE II 705 FREMONT AVE PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$537.05	\$4,170.05
Due Tax Collector = TAXDEED	\$3,728.55	7
Postage = TD2	\$50.40	
ResearcherCopies = TD6	\$12.00	
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
-------------	---------------	-------------	--------------------	-------------------	-------------------

FINANCIAL SUMMARY

No Information Available - See Dockets

20-066

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 042361000 Certificate Number: 001841 of 2017**

Payor: JOHN BRAKE II 705 FREMONT AVE PENSACOLA, FL 32505 Date 01/21/2020

Clerk's Check #	1168486	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$3,728.55
		Postage	\$50.40
		Researcher Copies	\$12.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,345.00
			\$4,249.45

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: Whitney Coppage
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>**

20-060

Search Property Property Sheet Lien Holder's Sold To Redeem Forms Courtview Benchmark



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 042361000 Certificate Number: 001841 of 2017

Redemption	<input type="checkbox"/> No <input checked="" type="checkbox"/>	Application Date	04/22/2019	Interest Rate	18%
			Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL
			Auction Date 02/03/2020		Redemption Date 01/21/2020 <input checked="" type="checkbox"/>
Months		10		9	
Tax Collector		\$3,236.78		\$3,236.78	
Tax Collector Interest		\$485.52		\$436.97	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$3,728.55		\$3,680.00	T.C.
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$130.00		\$130.00	
Sheriff Fee		\$120.00		\$120.00	\$120.00 -80.00
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$70.05		\$63.05	
Total Clerk		\$537.05		\$530.05	C.H.
Release TDA Notice (Recording)		\$10.00		\$10.00	
Release TDA Notice (Prep Fee)		\$7.00		\$7.00	
Postage		\$50.40		\$50.40	
Researcher Copies		\$12.00		\$12.00	
Total Redemption Amount		\$4,345.00		\$4,289.45	\$40.00 \$4,349.45
			Repayment Overpayment Refund Amount	\$55.55	\$4,249.45
Book/Page		8100		1509	

Notes

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 ATCF II FLORIDA A LLC holder of Tax Certificate No. 01841, issued the 1st day of June, A.D., 2017 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 3 BLK 11 WILDEWOOD PB 4 P 47/47A SEC 46/10 T 1/2S R 30 OR 2928 P 965
SECTION 46, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 042361000 (20-066)
The assessment of the said property under the said certificate issued was in the name of

EST OF JOHN R 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 February, which is the 3rd day of February 2020.

Dated this 19th day of December 2019.
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

4WR12/31-1/22TD

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 2017 TD 01841 in the Escambia County Court was published in said newspaper in and was printed and released on January 8, 2020, January 15, 2020, January 22, 2020 and January 29, 2020.

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 Ballinger

MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me, Bridget A. Roberts, this 30th day of January 2020, by Malcolm G. Ballinger, who is personally known to me.

X Briget A. Roberts

BRIDGET A. ROBERTS, NOTARY PUBLIC



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