

19-533

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1900218

**Date of Tax Deed Application**  
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 3755**, 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: **07-3399-000**

Cert Holder:  
**CAZENOVIA CREEK FUNDING II LLC**  
**PO BOX 54132**  
**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
2017/3755	07-3399-000	06/01/2017	513.86	25.69	539.55

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
2018/3843	07-3399-000	06/01/2018	523.38	6.25	26.17	555.80

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

	<b>Total Amount Paid</b>
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	1,095.35
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	470.42
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)	1,940.77

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

	<b>Total Amount Paid</b>
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.	24,319.00
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 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By *Candice Lewis*

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
07-3399-000 2017

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900218

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
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
07-3399-000	2017/3755	06-01-2017	LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665

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  
CAZENOVIA CREEK FUNDING II LLC  
PO BOX 54132  
NEW ORLEANS, LA 70154

04-19-2019  
Application Date

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



**Chris Jones**  
Escambia County Property Appraiser

Real Estate Search    Tangible Property Search    Sale List

[Back](#)

← Navigate Mode     Account     Reference    →

[Printer Friendly Version](#)

<p><b>General Information</b></p> <p><b>Reference:</b> 362S301500001006</p> <p><b>Account:</b> 073399000</p> <p><b>Owners:</b> BRAKE DON &amp; DAWN S</p> <p><b>Mail:</b> 518 FOREST PARK DR PENSACOLA, FL 32506</p> <p><b>Situs:</b> 518 FOREST PARK DR 32506</p> <p><b>Use Code:</b> SINGLE FAMILY RESID </p> <p><b>Taxing Authority:</b> COUNTY MSTU</p> <p><b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a></p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p><b>Assessments</b></p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$7,000</td> <td>\$45,358</td> <td>\$52,358</td> <td>\$48,638</td> </tr> <tr> <td>2017</td> <td>\$7,000</td> <td>\$41,432</td> <td>\$48,432</td> <td>\$47,638</td> </tr> <tr> <td>2016</td> <td>\$7,000</td> <td>\$42,199</td> <td>\$49,199</td> <td>\$46,659</td> </tr> </tbody> </table> <p style="text-align: center;"><a href="#">Disclaimer</a></p> <hr/> <p style="text-align: center;"><b>Tax Estimator</b></p> <hr/> <p style="text-align: center;">&gt; <b>File for New Homestead Exemption Online</b></p>	Year	Land	Imprv	Total	Cap Val	2018	\$7,000	\$45,358	\$52,358	\$48,638	2017	\$7,000	\$41,432	\$48,432	\$47,638	2016	\$7,000	\$42,199	\$49,199	\$46,659
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<p><b>Sales Data</b></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>04/1997</td> <td>4125</td> <td>1665</td> <td>\$46,500</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>07/1986</td> <td>2280</td> <td>877</td> <td>\$13,700</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/1986</td> <td>2238</td> <td>567</td> <td>\$14,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> <tr> <td>06/1983</td> <td>1775</td> <td>187</td> <td>\$29,000</td> <td>WD</td> <td><a href="#">View Instr</a></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	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>	<p><b>2018 Certified Roll Exemptions</b></p> <p>HOMESTEAD EXEMPTION</p> <hr/> <p><b>Legal Description</b></p> <p>LT 1 BLK F FOREST PARK PB 3 P 10/43/92 OR 4125 P 1665</p> <hr/> <p><b>Extra Features</b></p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
04/1997	4125	1665	\$46,500	WD	<a href="#">View Instr</a>																										
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**Parcel Information** [Launch Interactive Map](#)

**Section Map Id:** 36-2S-30

**Approx. Acreage:** 0.3013

**Zoned:** MDR

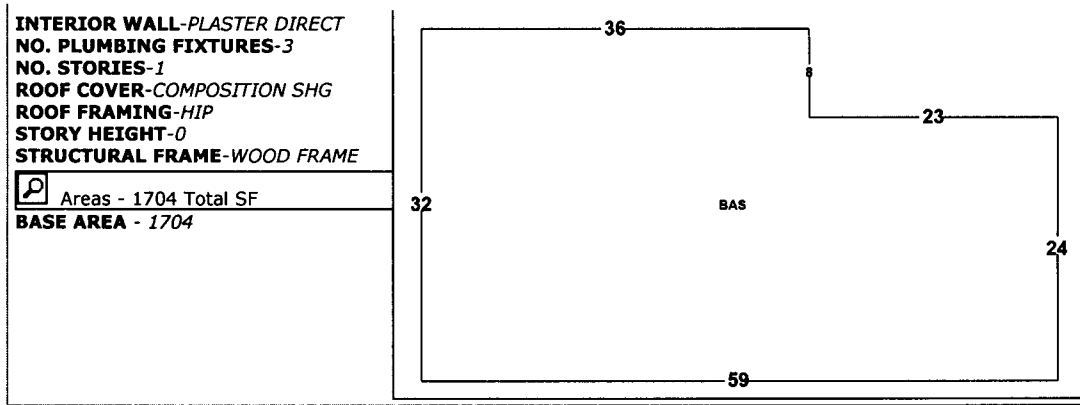
**Evacuation & Flood Information**  
[Open Report](#)

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

**Buildings**

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

<p><b>Structural Elements</b></p> <p><b>DECOR/MILLWORK-AVERAGE</b></p> <p><b>DWELLING UNITS-1</b></p> <p><b>EXTERIOR WALL-VINYL SIDING</b></p> <p><b>FLOOR COVER-CARPET</b></p> <p><b>FOUNDATION-SLAB ON GRADE</b></p> <p><b>HEAT/AIR-WALL/FLOOR FURN</b></p>	
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Images



4/20/18

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:05/02/2019 (tc.5006)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 03755**, 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 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 (19-533)**

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 **November**, which is the **4th day of November 2019**.

Dated this 9th 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

19-533

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**PROPERTY INFORMATION REPORT**

File No.: 15293

August 8, 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 08-08-1999, through 08-08-2019, 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

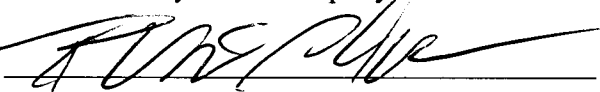
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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 recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

August 8, 2019

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15293

August 8, 2019

**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**

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15293

August 8, 2019

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 2016-2018 delinquent. The assessed value is \$52,358.00. 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.



# SOUTHERN GUARANTY TITLE COMPANY

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

PENSACOLA, FLORIDA 32503

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

Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-4-2019

TAX ACCOUNT NO.: 07-3399-000

CERTIFICATE NO.: 2017-3755

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

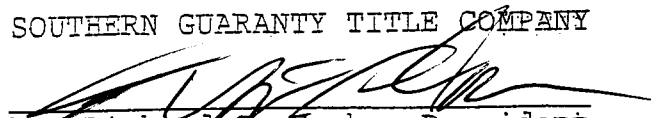
X     Homestead for 2018 tax year.

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 8th day of August, 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.

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

OR BK 4125 PG1665  
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 EMMIE LEE MAGANA, CLERK  
By: Barbara [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

Linda D. Stearns  
LINDA D. STEARNS  
Amy J. Manning  
Amy C. Manning

Earl E. Duncan (Seal)  
Earl E. Duncan (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(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. CC517214

Linda D. Stearns  
Notary Public  
Serial Number:

Return to: (enclose self-addressed stamped envelope)

MORTGAGE DEED

Name: Southland Title of Pensacola, Inc.

Address: 1120 N. 12th Avenue  
Pensacola, Fl 32501

1050  
155.75  
89.00

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

77-1589-3  
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 DOC STAMPS PD @ ESC CO \$ 155.75  
05/01/97 ERNIE LEE MAGANA, CLERK  
By: *Ernie Lee Magana*

INTANGIBLE TAX PD @ ESC CO \$ 89.00  
05/01/97 ERNIE LEE MAGANA, CLERK  
By: *Ernie Lee Magana*

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.

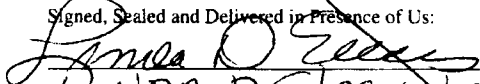
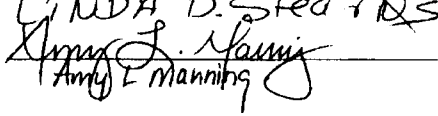
Should any of the above covenants be broken, then said note and all monies secured hereby shall without demand, if the Mortgagee so elects, at once become due and payable and the mortgage be foreclosed, and all costs and expenses

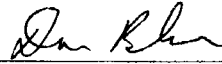
Ernie Lee Magaha  
Clerk of the Circuit Court  
INSTRUMENT 97-382200

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.

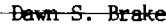
IN WITNESS WHEREOF, The said Mortgagor hereunto sets his hand and seal the day and year first above written.

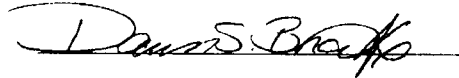
Signed, Sealed and Delivered in Presence of Us:

  
LINDA D. STEARNS  
  
Amy L. Manning



Don Brake

  
Dawn S. Brake



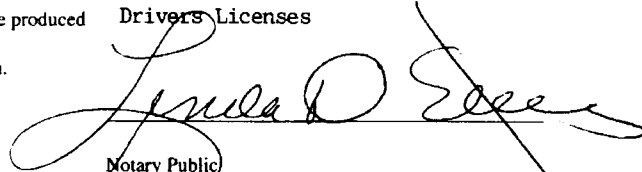
STATE OF Florida  
COUNTY OF Escambia

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)

  
Linda D. Stearns  
Notary Public  
Serial Number:

LINDA D. STEARNS  
"Notary Public-State of FL"  
Comm. Exp. April 3, 2001  
Comm. No. 02517254

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

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03755 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 19, 2019, 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 19th day of September 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 4, 2019, 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 II LLC holder of Tax Certificate No. 03755, 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 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 (19-533)

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 November, which is the 4th day of November 2019.

Dated this 13th day of September 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

## 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 November 4, 2019, 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 II LLC holder of Tax Certificate No. 03755, 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:

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

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Dated this 13th day of September 2019.

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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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Dated this 13th day of September 2019.

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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



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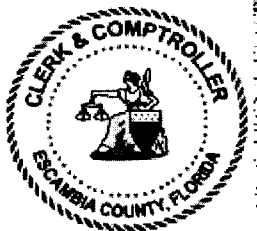
Dated this 13th day of September 2019.

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.

### 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

**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: 073399000 Certificate Number: 003755 of 2017**

**Payor: DON BRAKE 518 FOREST PARK DR PENSACOLA, FL 32506      Date 09/26/2019**

Clerk's Check #	1	Clerk's Total	\$516.04
Tax Collector Check #	1	Tax Collector's Total	\$2,160.80
		Postage	\$16.80
		Researcher Copies	\$3.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$2,703.64</del>

2594.61

\$2,631.41

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By: \_\_\_\_\_  
 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 003755**

**Redeemed Date 09/26/2019**

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

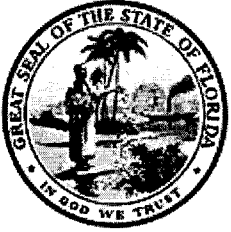
Clerk's Total = TAXDEED	\$516.04	<del>\$</del> 2594.61
Due Tax Collector = TAXDEED	\$2,150.80	
Postage = TD2	\$16.80	
ResearcherCopies = TD6	\$3.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 073399000 Certificate Number: 003755 of 2017**

Redemption  No  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/04/2019"/>	Redemption Date <input type="text" value="09/26/2019"/> <input type="checkbox"/>
Months	7	5
Tax Collector	<input type="text" value="\$1,940.77"/>	<input type="text" value="\$1,940.77"/>
Tax Collector Interest	\$203.78	\$145.56
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,150.80	<input type="text" value="\$2,092.58"/> <i>TC</i>
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	\$49.04	\$35.03
Total Clerk	\$516.04	<input type="text" value="\$502.03"/> <i>CH</i>
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="\$16.80"/>	<input type="text" value="\$16.80"/>
Researcher Copies	<input type="text" value="\$3.00"/>	<input type="text" value="\$3.00"/>
Total Redemption Amount	\$2,703.64	\$2,631.41
	Repayment Overpayment Refund Amount	\$72.23
Book/Page	<input type="text" value="8093"/>	<input type="text" value="676"/>

Notes

## 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 8093, Page 676, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03755, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 073399000 (19-533)

DESCRIPTION OF PROPERTY:

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

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

NAME IN WHICH ASSESSED: DON BRAKE and DAWN S BRAKE

Dated this 26th day of September 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIÀ COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

19-533

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV042921NON

**Agency Number:** 19-012226

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03755 2017

**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 9/19/2019 at 3:36 PM and served same on DON BRAKE , at 8:43 AM on 9/27/2019 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:

 912

M. DENISCO-FODGE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

**WARNING**

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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 03755**, 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 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 (19-533)**

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 November, which is the **4th day of November 2019**.

Dated this 13th day of September 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.

**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

Redeemed  
19-533

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV042920NON

**Agency Number:** 19-012225

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03755 2017

**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 9/19/2019 at 3:36 PM and served same at 7:23 AM on 9/24/2019 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*J. Cypret 928*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



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**NOTICE OF APPLICATION FOR TAX DEED**

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 03755**, 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:

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Dated this 13th day of September 2019.

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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

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed  
19-533

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO19CIV042923NON

**Agency Number:** 19-012227

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03755 2017

**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 9/19/2019 at 3:36 PM and served same on DAWN S BRAKE , at 10:20 AM on 10/1/2019 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: 

M. DENISCO-FODGE, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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Dated this 13th day of September 2019.

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**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



DON BRAKE [19-533]  
518 FOREST PARK DR  
PENSACOLA, FL 32506

9171 9690 0935 0128 2056 74

DAWN S BRAKE [19-533]  
518 FOREST PARK DR  
PENSACOLA, FL 32506

9171 9690 0935 0128 2056 67

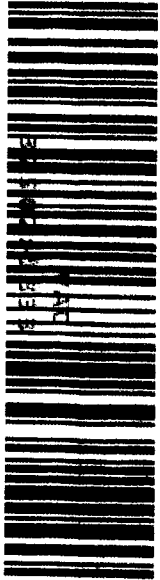
EARL E DUNCAN [19-533]  
1513 N 50TH AVE  
PENSACOLA FL 32506

9171 9690 0935 0128 2056 50

*Redeemed*

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

**CERTIFIED MAIL™**



9J71 9690 0935 0128 2056 50

NEOPOST  
09/19/2019  
**US POSTAGE \$005.60**



ZIP 32502  
041M11272955

0000723719

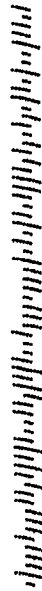
STATE 322 DE 1

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 32502583335 \*0238-01535-23-24

EARLE DUNCAN [119-533]  
1513 N 50TH AVE  
PENSACOLA FL 32506

*VACANT*



3250634130 0008



# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

SALE DATE - 11-04-2019 - TAX CERTIFICATE # 03755

in the CIRCUIT Court

was published in said newspaper in the issues of

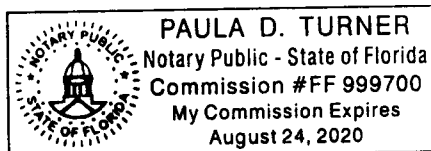
OCTOBER 3, 10, 17, 24, 2019

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24TH day of OCTOBER  
A.D., 2019

PAULA D. TURNER  
NOTARY PUBLIC



### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CAZENOVIA CREEK FUNDING II LLC holder of Tax Certificate No. 03755, 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 1 BLK F FOREST PARK PB 3 P 10/43/92 OR #125 P 1665 SECTION 36, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 073399000 (19-533)

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 November, which is the 4th day of November 2019.

Dated this 19th day of September 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-10-03-10-17-24-2019