

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100699

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
IL
IL IRA INESTMENTS
3641 N.52 AVE
HOLLYWOOD, FL 33021,

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
08-3398-000	2018/4247	06-01-2018	LT 24 3RD ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S R 30 CA 221

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
IL
IL IRA INESTMENTS
3641 N.52 AVE
HOLLYWOOD, FL 33021

11-30-2021
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	13,167
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/01/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0822-67

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	IL IL IRA INESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 33021	Application date	Nov 30, 2021
Property description	BRAKE CHRISTIE LYNN & SIDNER NANCY S 438 WINTHROP AVE PENSACOLA, FL 32507 438 W WINTHROP AVE 08-3398-000 LT 24 3RD ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S R 30 CA 221	Certificate #	2018 / 4247
		Date certificate issued	06/01/2018

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/4247	06/01/2018	256.69	38.50	295.19
→Part 2: Total*				295.19

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/4386	06/01/2020	173.37	6.25	46.81	226.43
# 2019/4044	06/01/2019	167.52	6.25	75.38	249.15
Part 3: Total*					475.58

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	770.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	138.06
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,283.83

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Candice Lewis Escambia, Florida
Signature, Tax Collector or Designee Date December 13th, 2021

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



Chris Jones

Escambia County Property Appraiser

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

[←](#) Nav. Mode
 ☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	512S307063000024	Year	Land	Imprv	Total	Cap Val
Account:	083398000	2021	\$10,200	\$34,509	\$44,709	\$26,334
Owners:	BRAKE CHRISTIE LYNN & SIDNER NANCY S	2020	\$10,200	\$30,226	\$40,426	\$25,971
Mail:	438 WINTHROP AVE PENSACOLA, FL 32507	2019	\$10,200	\$28,212	\$38,412	\$25,388
Situs:	438 W WINTHROP AVE 32507	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2021 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION	
12/1998	4355	1621	\$6,600	QC		Legal Description	
12/1994	3689	919	\$15,000	WD		LT 24 3RD ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S R 30 CA 221	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						UTILITY BLDG	

Parcel Information

Section Map Id: CA221

Approx. Acreage: 0.1504

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

Launch Interactive Map

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 438 W WINTHROP AVE, Year Built: 1938, Effective Year: 1950, PA Building ID#: 89786

Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-1

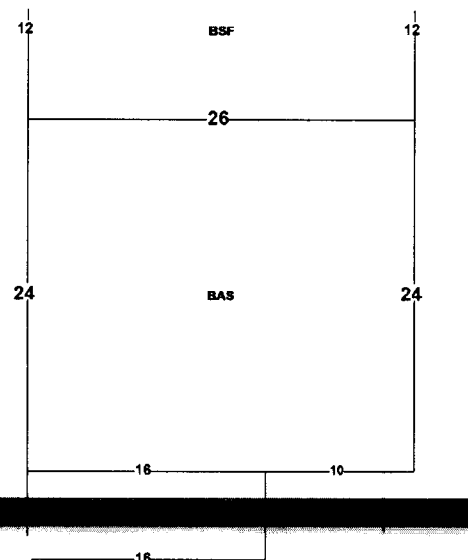
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-WALL/FLOOR FURN
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1032 Total SF

BASE AREA - 624

BASE SEMI FIN - 312

OPEN PORCH UNF - 96



Images



5/23/19

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: 12/20/2021 (rc.1168)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INVESTMENTS LLC** holder of **Tax Certificate No. 04247**, issued the **1st** day of **June, A.D., 2018** 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 24 3RD ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S
R 30 CA 221**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 083398000 (0822-67)

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

CHRISTIE LYNN BRAKE and NANCY S SIDNER

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 August, which is the **1st day of August 2022**.

Dated this 20th day of December 2021.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 083398000 Certificate Number: 004247 of 2018

Redemption	No	Application Date	11/30/2021	Interest Rate	18%
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	08/01/2022	Redemption Date	02/25/2022
Months	9			3	
Tax Collector	\$1,283.83			\$1,283.83	
Tax Collector Interest	\$173.32			\$57.77	
Tax Collector Fee	\$6.25			\$6.25	
Total Tax Collector	\$1,463.40			\$1,347.85	
Record TDA Notice	\$17.00			\$17.00	
Clerk Fee	\$119.00			\$119.00	
Sheriff Fee	\$120.00			\$120.00	-
Legal Advertisement	\$200.00			\$200.00	-
App. Fee Interest	\$61.56			\$20.52	
Total Clerk	\$517.56			\$476.52	
Release TDA Notice (Recording)	\$10.00			\$10.00	
Release TDA Notice (Prep Fee)	\$7.00			\$7.00	
Postage	\$60.00			\$0.00	
Researcher Copies	\$0.00			\$0.00	
Total Redemption Amount	\$2,057.96			\$1,841.37 - 120-200	
				\$1,521.37	
		Repayment Overpayment Refund Amount		\$216.59	
Book/Page	8687			1734	

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 # 2018 TD 004247

Redeemed Date 02/25/2022

Name NANCY SIDNER 438 WINTHROP AVE PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$517.56	
Due Tax Collector = TAXDEED	\$1,463.40	1504.37
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
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: 083398000 Certificate Number: 004247 of 2018**

Payor: NANCY SIDNER 438 WINTHROP AVE PENSACOLA, FL 32507 Date 02/25/2022

Clerk's Check # 1195033
Tax Collector Check # 1

Clerk's Total	\$517.56	1504.37
Tax Collector's Total	\$1,463.40	
Postage	\$60.00	
Researcher Copies	\$0.00	
Recording	\$10.00	
Prep Fee	\$7.00	
Total Received	\$2,057.96	
	\$1521.37	

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: N Leppage
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>

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 8687, Page 1734, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04247, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 083398000 (0822-67)

DESCRIPTION OF PROPERTY:

LT 24 3RD ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S
R 30 CA 221

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CHRISTIE LYNN BRAKE and NANCY S SIDNER

Dated this 28th day of February 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

Ernie Lee Magaha
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2006068622 07/07/2006 at 11:14 AM
OFF REC BK: 5044 PG: 1461 - 1461 Doc Type: FJ

CASE NO: 2006 SC 2058

FINANCIAL INDEPENDENCE SERVICES, CO,

Plaintiff,

FINAL JUDGMENT

vs.

Christi L Brake ,

Defendant(s)

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2006 JUN 27 P 4:41
COUNTY CIVIL DIVISION
FILED & RECORDED

IT IS HEREBY ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 575 NW 103rd STREET, Miami, FL 33150 shall recover from Defendant(s), Christi L Brake , the principal sum of \$2,121.57, attorney's fees in the amount of \$ 750.00 , court costs in the amount of \$200.00, interest in the amount of \$1,413.15, the total of which is \$ 4484.72 and shall bear interest at the rate of 9% per annum, for all of the above let execution issue.

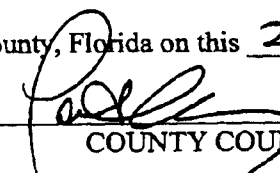
IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete under oath the Fact Information Sheet (Florida Rules of Civil Procedure Form 1.977) including all required attachments, and return it to the Plaintiff's attorney, within 45 days from the date of this Judgment, unless the Judgment is satisfied or a post judgment discovery is stayed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to complete the Fact Information Sheet and return it to the Plaintiff's attorney.

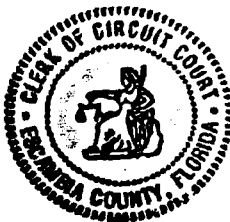
DONE AND ORDERED at ESCAMBIA County, Florida on this 27th day of

June, 2006.


COUNTY COURT JUDGE

Copies furnished to:
LAW OFFICES OF ANDREU & PALMA, LLP
701 SW 27th Avenue, Ste. 1201
Miami, FL 33135.

Christi L Brake
438 W Winthrop Ave.
Pensacola FL 32507



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

BY Cynthia Y. [Signature] DC
DATE Oct 6, 2006

06-00371

Case: 2006 SC 002058

00010179148

Dkt: CC1033 Pg#:

Filing # 146450880 E-Filed 03/25/2022 02:53:22 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2021 CF 000206 A

CHRISTI LYNN BRAKE
438 W WINTHROPE AVE
PENSACOLA, FL 32507

DIVISION: J
DATE OF BIRTH: 10/11/1979

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

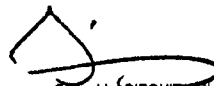
On **MARCH 22, 2022**, an order assessing fines, costs, and additional charges was entered against the Defendant, **CHRISTI LYNN BRAKE**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$618.00**, which shall bear interest at the rate prescribed by law, **4.25%**, until satisfied.

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

FOR WHICH LET EXECUTION ISSUE.

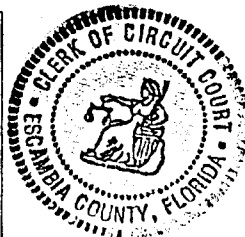
DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE JENNIE KINSEY
on 03/25/2022 11:30:29 KV-zPNJM

CIRCUIT JUDGE

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *Pam Childers* D.C.
DATE: *3/28/22*



(CFCTMMFNLCHRG2 #24984)

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE: 2013-MM-000860

vs.

Christy Ann Brake

Defendant.

Division: IV

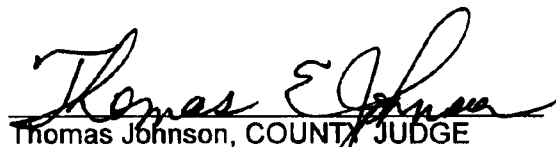
CIVIL LIEN

THIS CAUSE came before the Court for plea on May 21, 2013. Upon the evidence presented, the Court authorized the defendant to serve his sentence in the Work Release Program. The Court determines that \$40.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

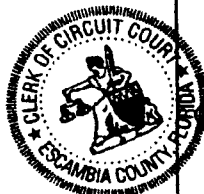
ORDERED AND ADJUDGED that the above-named Defendant shall pay Work Release fees arrears to the **Department of Community Corrections**, in the amount of \$40.00 which shall accrue interest at the rate of 4.75% per annum.

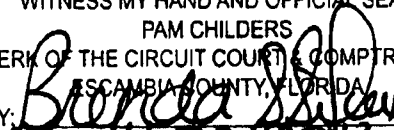
ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law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

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,
the 13 day of November 2013.


Thomas Johnson, COUNTY JUDGE

cc: Community Corrections- Accounting
2251 N. Palafox St.
Pensacola, Fl. 32501



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 11-20-2013

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2013 NOV 18 P 5:00
COUNTY CRIMINAL
DIVISION
FILED & RECORDED

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2011 MM 023691

vs.

DIVISION: III- DANNHEISSER

CHRISTI BRAKE

Defendant.

CIVIL LIEN

THIS CAUSE comes before the Court for assessment of Testing Fee arrears. Upon the evidence presented, the Court assessed **\$85.00** for **Testing Fee Arrears**. Therefore, the Court determines that **\$85.00** is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

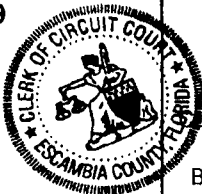
ORDERED AND ADJUDGED that the above-named Defendant shall pay Testing Fee arrears to the **Department of Community Corrections**, in the amount of **\$85.00** which shall accrue interest at the rate of four and seventy five /100 percent (4.75%) per annum.

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,
the 8 day of Oct, 2013.


JUDGE THOMAS DANNHEISSER
DIVISION III

cc: **Community Corrections**
Accounting
DOB: 10-11-79



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>Brenda S. Sien</u>	D.C.
DATE: <u>10-10-2013</u>	

COV
REC
2013 OCT -8 P 2:1
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE: 2011-MM-023691

vs.

Christi Lynn Brake

Defendant.

Division: III

CIVIL LIEN

THIS CAUSE came before the Court for plea on January 31, 2013. Upon the evidence presented, the Court authorized the defendant to serve his sentence in the Work Release Program. The Court determines that \$40.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

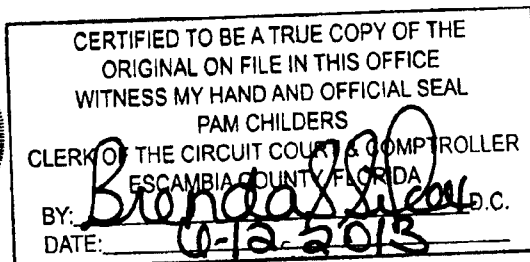
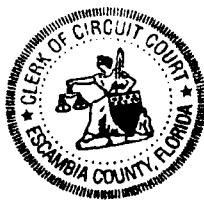
ORDERED AND ADJUDGED that the above-named Defendant shall pay Work Release fees arrears to the **Department of Community Corrections**, in the amount of \$40.00 which shall accrue interest at the rate of 4.75% per annum.

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, the 24 day of May 2013.


Thomas Dannheisser, COUNTY JUDGE

cc: Community Corrections- Accounting
2251 N. Palafox St.
Pensacola, FL 32501



FILED
2013 MAY 28 P 2:51
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2015 CF 001701 A

CHRISTY ANN BRAKE
1445 E JOHNSON AVE
PENSACOLA, FL 32514

DIVISION: E
DATE OF BIRTH: 05/07/1981

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **FEBRUARY 22, 2016**, an order assessing fines, costs, and additional charges was entered against the Defendant, **CHRISTY ANN BRAKE**. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$668.00**, which shall bear interest at the rate prescribed by law, **4.75%**, until satisfied.

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

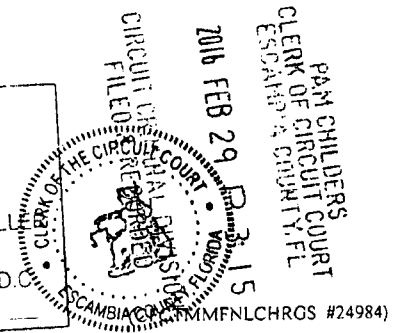
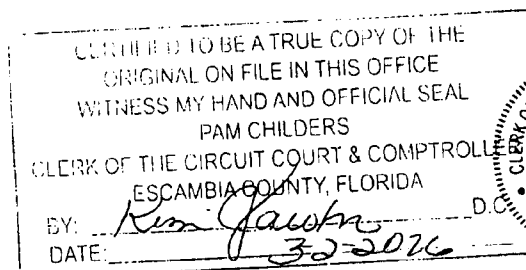
FOR WHICH LET EXECUTION ISSUE.

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

29 day of Feb 2016.

Pam Childers
CIRCUIT JUDGE

Copy to: DEFENDANT



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2013 CF 001824 A

CHRISTY ANN BRAKE
1445 E JOHNSON AVE
PENSACOLA, FL 32514

DIVISION: K
DATE OF BIRTH: 05/07/1981
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MARCH 26, 2014, an order assessing fines, costs, and additional charges was entered against the Defendant, **CHRISTY ANN BRAKE** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$98.00, the amounts of which shall bear interest at the rate prescribed by law 4.75% until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

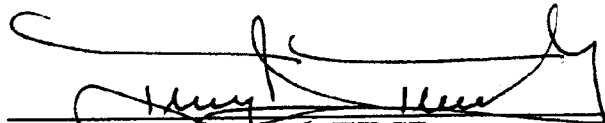
FOR WHICH LET EXECUTION ISSUE.

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

4th day of April, 2014.

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2014 APR -7 P 2:38
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

Copy to: DEFENDANT


CIRCUIT JUDGE



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Darcy Baillie D.C.
DATE: 4/8/14

(CFCTMMFNLCRGS #24984)

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2013 MM 007184 A

CHRISTY ANN BRAKE
1445 E JOHNSON AVE
PENSACOLA, FL 32514

DIVISION: II
DATE OF BIRTH: 05/07/1981
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On FEBRUARY 12, 2014, an order assessing fines, costs, and additional charges was entered against the Defendant, CHRISTY ANN BRAKE requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

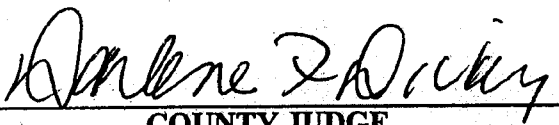
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$455.50, the amounts of which shall bear interest at the rate prescribed by law 4.75% until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

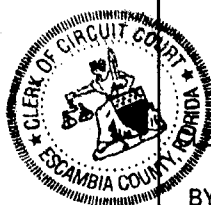
FOR WHICH LET EXECUTION ISSUE.

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

18th day of February 2014.


COUNTY JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Brenda S. [Signature] D.C.
DATE: 2-19-2014

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2014 FEB 18 P 3:34
COUNTY CRIMINAL DIVISION
FILED & RECORDED

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2011 MM 023480 A

DIVISION: IV

DATE OF BIRTH: 05/07/1981

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: CHRISTY ANN BRAKE
12050 SCENIC HIGHWAY #405
PENSACOLA FL 32514

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On November 14, 2011, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

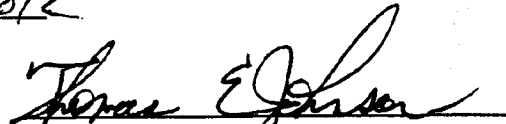
Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$500.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

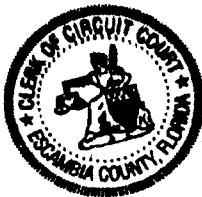
It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 20 day of July, 2012


COUNTY JUDGE

Copy to: DEFENDANT



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

Case: 2011 MM 023480 A
00087026646
Dkt: CERTLIEN Pg#:

COUNTY CRIMINAL DIVISION
FILED & RECORDED

2012 JUL 20 P 2:43

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2012 MM 023827 A

DIVISION: IV

DATE OF BIRTH: 05/07/1981

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: CHRISTY ANN BRAKE
12050 SCENIC HIGHWAY
PENSACOLA FL 32514

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On July 12, 2012, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$400.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 20 day of July, 2012

Thomas E. Johnson
COUNTY JUDGE

Copy to: DEFENDANT



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"
BY: *Ernie Lee Magaha* D.C.

Case: 2012 MM 023827 A



00043275268

Dkt: CERTLIEN Pg#:

COUNTY CRIMINAL DIVISION
FILED & RECORDED

2012 JUL 20 P 2:43

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY
190 GOVERNMENTAL CENTER
PENSACOLA, FLORIDA

ERDIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2012 FEB 23 P 2:41
COURT CRIMINAL DIVISION
FILED & RECORDED

STATE OF FLORIDA

CASE NO: 2011 CO 026851

CITATION NO: 21052

W / F DOB: 10/11/1979

SOCIAL SECURITY NBR: [REDACTED]

vs.

Case: 2011 CO 026851 A



00056911264

Dkt: CERTLIEN Pg#:

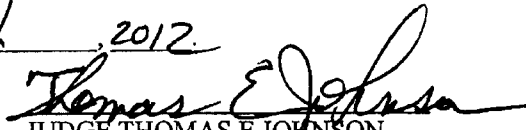
CHRISTIE BRAKE
438 N WINTHROP
PENSACOLA FL 32507

JUDGMENT AGAINST DEFENDANT FOR ANIMAL CONTROL FINES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to ESCAMBIA COUNTY, a political subdivision of the State of Florida, the sum of \$130.00, plus \$10.00 delinquent fee payable to the Clerk of the Court, for a total of \$140.00, which the Court has determined to be the defendant's liability for civil infraction under animal control law per FS 828.27, and related costs.

It is further ordered and adjudged that, in accordance with Section 828.27, Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the aforesaid county and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

DONE AND ORDERED this 22 day of Feb, 2012.


JUDGE THOMAS E JOHNSON

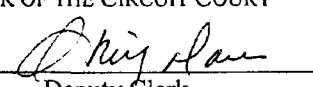
ONE OF THE FOLLOWING MUST BE EXECUTED

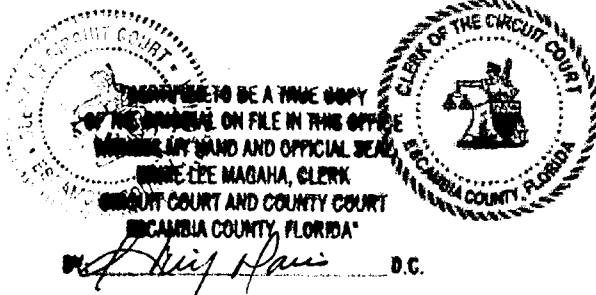
I hereby acknowledge receipt of a copy of this judgment.

Defendant's Signature

I do hereby certify that copy of hereof has been furnished to defendant by delivery/mail, this 28th day of Feb., 2012.

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk



C

IN THE CIRCUIT COURT OF
ESCAMBIA COUNTY, FLORIDA

DR BK 5538 P61021
Escambia County, Florida
INSTRUMENT 2004-310136

RCD Dec 09, 2004 01:14 pm
Escambia County, Florida

STATE OF FLORIDA

CASE NO: 2004 CF 000182 A
DIVISION: F

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-310136

vs

CHRISTY ANN BRAKE
5532 WOODCREST DR
MILTON FL 32583

W/F DOB: 09/17/1981

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2004 DEC - 1 A 10 4
FILED & RECORDED
COURT DIVISION

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

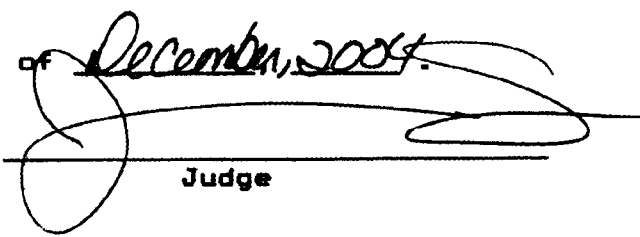
It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of \$ 0.00, which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$ 40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ 40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: Circuit Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Notes: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 15th day of December, 2004.



Judge

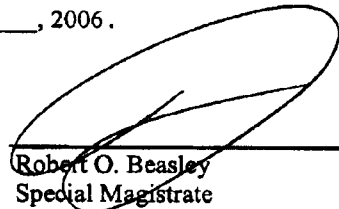
property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 7th day of November, 2006.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: _____ shall have until Nov 22, 2006 to correct the violation and to bring the violation into compliance. Corrective action shall include: _____

(1) Removal of white goods & debris

(2) Cut overgrowth in side yard & back yard

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100.00 per day, commencing November 23, 2006. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Amanda Blake & Mary Sullivan

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

Recorded in Public Records 11/13/2006 at 04:18 PM OR Book 6029 Page 1431,
Instrument #2006113801, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 06-04-0242
Location: 3705 Theresa Street
PR# 342S30-0660-001-012

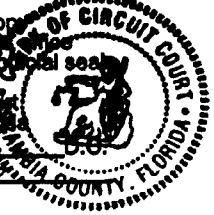
Amanda C. Digulio Brake & Nancy S. Sidner
3705 Theresa Street
Pensacola, FL 32505

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,
Amanda Brake & Nancy Sidner 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 Code of Ordinances 30-203(a) (b) (c) 30-204

has occurred and continues.

Certified to be a true copy
the original on file in this office
Witness my hand and official seal
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County, Florida
By: [Signature]
Date: 11/13/06



RCD May 14, 2004 02:33 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-239699

THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:

Jamie Rogers
Escambia County Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA



Notice is hereby given that the ESCAMBIA COUNTY 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 24 3rd ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621
SEC 50 T 2S R 30 CA 221

Customer: Christie Lynn Brake

Account Number: 215713-94888

Amount of Lien: \$ 72.28, 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 Escambia County 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: May 10, 2004

Escambia County Utilities Authority

By: Jamie Rogers
Jamie Rogers

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of May 2004, by
Jamie Rogers of the Escambia County Utilities Authority, who is personally known to
me and who did not take an oath.



SUZANNE COFFEY
My Comm. Exp. Dec. 17, 2003
DD 088984

(X) Personally Known () Other ID

Suzanne Coffey
Notary Public - State of Florida

[NOTARY SEAL]

Revised 8/03
RWK:ls

OR BK 4355 PG1621
Escambia County, Florida
INSTRUMENT 98-566862

DEED DOC STAMPS PD @ ESC CO \$ 46.20
12/31/98 ERNIE LEE MAGAHA, CLERK

By: *[Signature]*

RCD Dec 31, 1998 02:09 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-566862

Prepared By: Nancy S. Sidner
7300 Helms Rd.
Pensacola, FL 32526

Parcel I. D. #51-2S-30-7063-000-024

QUIT CLAIM DEED

This QUIT CLAIM DEED, dated December 12, 1998

by Nancy S. Sidner
whose post office address is
7300 Helms Rd.
Pensacola, FL 32526

hereinafter called the GRANTOR, to
Christie Lynn Brake, a single woman & Nancy S. Sidner, a married woman
joint tenants with rights of survivorship, whose post office address is
438 Winthrop Ave. Pensacola, FL 32507
hereinafter called the GRANTEE:

WITNESSETH; That the GRANTOR, for in consideration of the sum of \$10.00 and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants,
bargains, sell, remise, releases, conveys and confirms unto the GRANTEE, all that
certain land situate in ESCAMBIA county, Florida, to wit

LT 24 3RD ADDITION TO NEW WARRINGTON
PB 1 P 75 SEC 50 T 2S R 30 CA 221

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal this day

[Signature]
witness Kathy D. Caney
[Signature]
witness Gregory S. Brown

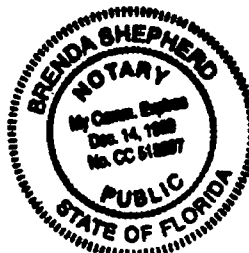
[Signature]
Nancy S. Sidner

The foregoing instrument was acknowledged before me this 21st day of December 1998
by Nancy S. Sidner a married woman who is personally known to me

[Signature]
Notary Signature

[Signature]
Printed Name

12-14-99



PROPERTY INFORMATION REPORT

May 17, 2022

Tax Account #:08-3398-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 24 3RD ADDN TO NEW WARRINGTON PB 1 P 75 OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S R
30 CA 221**

SECTION 51, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-3398-000(0822-67)

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: AUGUST 1, 2022
TAX ACCOUNT #: 08-3398-000
CERTIFICATE #: 2018-4247

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
☐	☒	Notify City of Pensacola, P.O. Box 12910, 32521
☒	☐	Notify Escambia County, 190 Governmental Center, 32502
☒	☐	Homestead for <u>2021</u> tax year.

CHRISTIE LYNN BRAKE AKA CHRISTI L. BRAKE
AKA CHRISTIE BRAKE AKA CHRISTY ANN BRAKE
& NANCY S. SINDER
438 W. WINTHROP AVE
PENSACOLA, FL 32507

NANCY S. SINDER
705 THERESA STREET
PENSACOLA, FL 32505

CHRISTIE ANN BRAKE
12050 SCENIC HIGHWAY #405
PENSACOLA, FL 32514

CHRISTY ANN BRAKE
1445 E. JOHNSON AVE
PENSACOLA, FL 32514

ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32501

EMERALD COAST
UTILITIES AUTHORITY
9255 STURDEVANT STREER
PENSACOLA, FL 32514

DEPARTMENT OF CORRECTIONS
2251 N. PALAFOX ST.
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 17th day of May, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 17, 2022

Tax Account #: **08-3398-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CHRISTIE LYNN BRAKE AND NANCY S. SIDNER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

By Virtue of Quit Claim Deed recorded 12/31/1998 in OR 4355/1621

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Lien in favor of the Emerald Coast Utilities Authority recorded 5/14/2004 - OR 5408/1774**
 - b. **Code Enforcement Lien in favor of Escambia County recorded 11/13/2006 - OR 6029/1496**
 - c. **Judgment in favor of the State of FL/Escambia County recorded 12/9/2004 - OR 5538/1021**
 - d. **Judgment in favor of the State of FL/Escambia County recorded 2/28/2012 - OR 6824/1140**
 - e. **Judgment in favor of the State of FL/Escambia County recorded 7/24/2012 - OR 6886/430**
 - f. **Judgment in favor of the State of FL/Escambia County recorded 7/24/2012 - OR 6886/431**
 - g. **Judgment in favor of the State of FL/Escambia County recorded 2/20/2014 - OR 7136/1359**
 - h. **Judgment in favor of the State of FL/Escambia County recorded 4/9/2014 - OR 7156/1189**
 - i. **Judgment in favor of the State of FL/Escambia County recorded 3/3/2016 - OR 7486/744**
 - j. **Lien in favor of the State of FL/Escambia County recorded 8/8/2013 - OR 7058/650, together with Lien recorded 10/10/2013 - OR 7087/513**
 - k. **Lien in favor of the State of FL/Escambia County recorded 11/21/2013 - OR 7104/140**
 - l. **Judgment in favor of the State of FL/Escambia County recorded 3/29/2022 - OR 8751/432**
 - m. **Judgment in favor of Financial Independence Services, Co, recorded 10/9/2006 - OR 6007/1290**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 08-3398-000

Assessed Value: \$26,334.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-3398-000 CERTIFICATE #: 2018-4247

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 16, 2002 to and including May 16, 2022 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: May 17, 2022