## **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 INEVESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 330	•		
hold the listed tax certif	icate 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 curre	ent taxes, if due and		
	tstanding tax certificates plus i	•	
	uent and omitted taxes, plus ir	-	• •
<ul> <li>pay all Tax Co Sheriff's costs</li> </ul>	ollector's fees, property informa s, if applicable.	tion report costs, (	Clerk of the Court costs, charges and fees, and
Attached is the tax sale which are in my posses	e certificate on which this applic ssion.	cation is based and	all other certificates of the same legal description
Electronic signature of IL IL IRA INEVESTMEN 3641 N.52 AVE HOLLYWOOD, FL	TS		
——————————————————————————————————————	33021		11-30-2021 Application Date

Applicant's signature

Pa	t 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	nere: Date of sale	)22

## 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 Infor	mation					0806-61
Applicant Name Applicant Address	IL IL IRA INEVESTMENTS 3641 N.52 AVE			Application date		cation date	Nov 30, 2021
Property description					Certificate #		2018 / 4247
	PENSACOLA, FL 32507 438 W WINTHROP AVE 08-3398-000 LT 24 3RD ADDN TO NEW WARRINGTON PB 1 F OR 3689 P 919 OR 4355 P 1621 SEC 50 T 2S R 3 CA 221				Date certificate issued		06/01/2018
Part 2: Certificat	es Owned by App	licant an	d Filed wi	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	Colum er Date of Certifi		1	olumn 3 ount of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/4247	06/01/2	06/01/2018		256.69		38.50	295.19
						→Part 2: Total*	295.19
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		* * * * * * * * * * * * * * * * * * *
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's F	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 Colle	ector Certified Am	ounts (L	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates red	deeme Total o	d by applicant of Parts 2 + 3 above)	770.77
2. Delinquent tax	es paid by the applic	ant					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 accrue	ed by tax collector un	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instr	uctions, page 2)	0.00
7.					То	tal Paid (Lines 1-6)	1,283.83
	nformation is true and d that the property in				y infon	mation report fee, ar	d tax collector's fees
Sign here: Sign	dice des	ignee			Date	Escambia, Florid	

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



**Real Estate Search** 

**Tangible Property Search** 

Sale List

◆ Nav. Mode 

Account ○ Parcel ID

Printer Friendly Version

Parcel ID:	512S307063000024
Account:	083398000
Owners:	BRAKE CHRISTIE LYNN & SIDNER NANCY S
Mail:	438 WINTHROP AVE PENSACOLA, FL 32507
Situs:	438 W WINTHROP AVE 32507
Use Code:	SINGLE FAMILY RESID 🔑
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Assessments					
Year	Land	Imprv	Total	Cap Val	
2021	\$10,200	\$34,509	\$44,709	\$26,334	
2020	\$10,200	\$30,226	\$40,426	\$25,971	
2019	\$10,200	\$28,212	\$38,412	\$25,388	

Disclaimer

Market Value Breakdown Letter

**Tax Estimator** 

File for New Homestead Exemption Online

Sales Data

Sale Date Book Page Value Type Official Records (New Window)

12/1998 4355 1621 \$6,600 QC

12/1994 3689 919 \$15,000 WD

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

Comptroller

Legal Description

2021 Certified Roll Exemptions

HOMESTEAD EXEMPTION

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

Extra Features
UTILITY BLDG

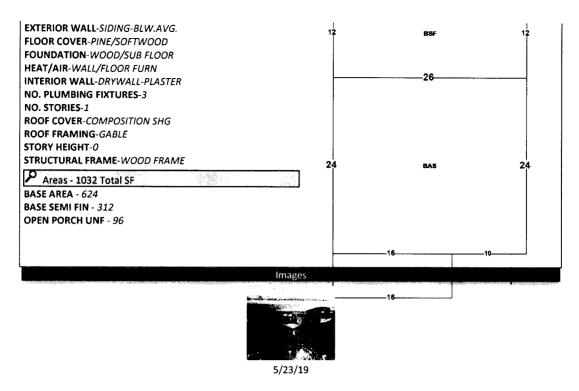
Parcel Launch Interactive Map Information Section Map Id: CA221 Approx. Acreage: 0.1504 Zoned: P MDR Evacuation & Flood Information 50 Open 50 Report 50 50 View Florida Department of Environmental Protection(DEP) Data **Buildings** 

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

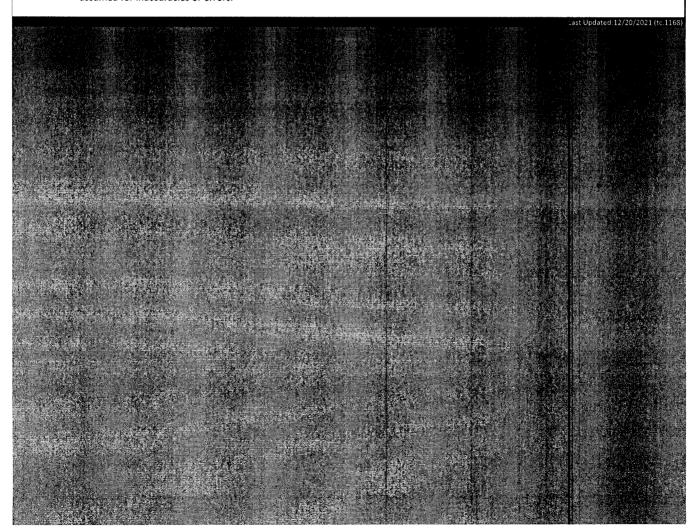
Structural Elements

DECOR/MILLWORK-MINIMUM

**DWELLING UNITS-1** 



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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021138594 12/22/2021 9:55 AM
OFF REC BK: 8687 PG: 1734 Doc Type: TDN

## 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.

COMPTAGE COUNTY TO COUNTY

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 V	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
	Repayment Overpayment Refund Amount	\$1,841.37 - 120-200
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

• For Office Use Only		
Release TDA Notice (Prep Fee) = TD4	\$7.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
ResearcherCopies = TD6	\$0.00	
Postage = TD2	\$6 <b>q</b> l. <b>0</b> 0	
Due Tax Collector = TAXDEED	\$1 <b>,</b> 463.40	1504,37
Clerk's Total = TAXDEED	<b>\$</b> 51 <b>7</b> .56	

• For Office Use Only

Date Docket Desc Amount Owed Amount Due Payee Name

## **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 #

Tax Collector Check # 1

1195033

Clerk's Total

Tax Collector's Total

Postage

Total Received

Researcher Copies Recording

Prep Fee

\$10.00

\$7.00

\$0.00

1504.37

**PAM CHILDERS** Clerk of the Circuit Court

**Deputy Clerk** 

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022019742 2/28/2022 8:42 AM
OFF REC BK: 8730 PG: 143 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 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.

COMPT PO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk Recorded in Public Records 10/09/2006 at 10:14 AM OR Book 6007 Page 1290, Instrument #2006101891, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> IN THE COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

Emie Le THE CIRCUIT COURT CLERK . ESCAMBIA COUNTY FLORIDA 22 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,

VS. Christi L Brake,

Defendant(s)

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 \$ 750.60, court costs in the amount of \$200.00, interest in the amount of \$1,413.15, the total of which is \$ 4424.72 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

day of

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 ERNIE LEE MAGAHA, CLERK CIRCUIT COURT AND COUNTY COURT ESCAMBIA COUNTY FLORIDA

06-00371

Case: 2006 SC 002058 00010179148

Dkt: CC1033 Pg#

Recorded in Public Records 3/29/2022 10:35 AM OR Book 8751 Page 432, Instrument #2022031510. Pam Childers Clerk of the Circuit Court Escambia County, FL

## 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 WINTHROPAVE PENSACOLA, FL 32507

DIVISION:

**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.

D.C.

by cincult court judge jennie kinsey 2022 11:30:29 KV-2PNJM

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

DATE:

(CFCTMMFNLCHRGS2 #24984)

Order: QuickView\_Gtr Gte Doc: 8751-432 REC ALL

Recorded in Public Records 11/21/2013 at 08:19 AM OR Book 7104 Page 140, Instrument #2013088852, Pam Childers Clerk of the Circuit Court Escambia County, FL

## 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,

day of November 2013.

omas Johnson, COUNT

**Community Corrections- Accounting** CC:

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

Order: QuickView Gtr Gte Doc: 7104-140 REC ALL

Recorded in Public Records 10/10/2013 at 02:10 PM OR Book 7087 Page 513, Instrument #2013077631, Pam Childers Clerk of the Circuit Court Escambia County, FL

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.

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

JUDGE THOMAS DANNHEISSER

cc: Co

**Community Corrections** 

ABIA CO

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
ERK OF THE CIRCUIT COPR & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
D.C.
DATE:

3

Order: QuickView\_Gtr Gte Doc: 7087-513 REC ALL

Requested By: , Printed: 5/16/2022 5:16 PM

Recorded in Public Records 08/08/2013 at 02:51 PM OR Book 7058 Page 650, Instrument #2013059375, Pam Childers Clerk of the 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 day of May 2013.

Thomas Dannheisser, COUNTY JUDGE

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

CIRCUIT COUNTY

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS

THE CIRCUIT COURT & COMPTROLLER

DATE:\_\_

CLERK

0ESC. 28 P 2: 51



Order: QuickView\_Gtr Gte Doc: 7058-650 REC ALL

Recorded in Public Records 03/03/2016 at 09:02 AM OR Book 7486 Page 744, Instrument #2016015453, Pam Childers Clerk of the 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

Copy to: DEFENDANT

CLEMENTO 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 & COMPTROL

Order: QuickView\_Gtr Gte Doc: 7486-744 REC ALL

Page 1 of 1

Requested By: , Printed: 5/16/2022 5:11 PM

## 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:

## 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 \$9(8.00, 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

CLECK OF CHILDERS

CLECK OF CIRCUIT COURT

CLECK OF CIRCUIT COURT

CIRCUIT CRIMINAL DIVISION

FILED & RECORDED

CHEUIT 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

BY: Lucy Bailie D DATE: 41819

(CFCTMMFNLCHRGS #24984)

Order: QuickView\_Gtr Gte Page 1 of 1 Requested By: , Printed: 5/16/2022 5:11 PM

Doc: 7156-1189 REC ALL

Recorded in Public Records 02/20/2014 at 09:31 AM OR Book 7136 Page 1359, Instrument #2014011074, Pam Childers Clerk of the Circuit Court Escambia County, FL

## 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:

## 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

**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
PAM CHILDERS
ESCAMBIA COUNTY & LORIDA

BY:
DATE:

DATE:

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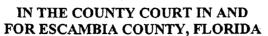
DATE:

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ORIGINAL ON FILE IN THIS OFFICE

(CFCTMMFNLCHRGS #24984) Requested By: , Printed: 5/16/2022 5:11 PM

Order: QuickView\_Gtr Gte Doc: 7136-1359 REC ALL Recorded in Public Records 07/24/2012 at 09:27 AM OR Book 6886 Page 431, Instrument #2012056795, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL





STATE OF FLORIDA

VS

CASE NO: 2011 MM 023480 A

**DIVISION: IV** 

**DATE OF BIRTH: 05/07/1981** 

SOCIAL SECURITY NBR:

**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 <u>30</u> day of

**JUDGE** COUNT

Copy to: DEFENDANT

CERTIFIED TO BE A TRUE COP

00087026646

Dkt: CERTLIEN PG#

MMFNLCHRGS (11/2011)

Requested By: , Printed: 5/16/2022 5:09 PM

Order: QuickView Gtr Gte Doc: 6886-431 REC ALL

Recorded in Public Records 07/24/2012 at 09:26 AM OR Book 6886 Page 430, Instrument #2012056794, Ernie Lee Magaha Clerk of the 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:

**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 ppen court/chambers in Pensacola, Escambia County,

Florida, this day of

COUNTY JUDGE

Copy to: DEFENDANT

"CERTIFIED TO BE A TRUE COPY

CUIT COURT AND COUNTY COURT

Case: 2012 MM 023827 A

00043275268

Dkt: CERTLIEN Pg#:

MMFNLCHRGS (11/2011)

Requested By: , Printed: 5/16/2022 5:08 PM

Recorded in Public Records 02/28/2012 at 03:11 PM OR Book 6824 Page 1140, Instrument #2012015055, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

A

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

STATE OF FLORIDA

vs.

CASE NO: 2011 CO 026851

Case: 2011 CO 026851 A

CHRISTIE BRAKE 438 N WINTHROP PENSACOLA FL 32507

00056911264 Dkt: CERTLIEN PG#

## 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  $\frac{1}{2}$ 

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 285 day of

Jeb. , 2012.

ERNIE LEE MAGAHA

CLERK OF THE CIRCUIT COURT

y. \_\_\_\_\_\_

MULT COURT AND COUNTY COURT

MICANIBIA COUNTY, FLORIDA\*

BCAMBIA COUNTY FLORIDA"

LIPE MAGAHA, CLERK

Order: QuickView\_Gtr Gte Doc: FLESCA:6824-01140~12033 Requested By: codycampbell, Printed: 5/16/2022 5:03 PM

Page 1 of 1

0

## IN THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA

OR 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

\*\*\*\*\*\*\*

2004 DEC - 1 A COUNTY OF CHECK OF CIRCUIT COUNTY OF COUN

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 \$ \_\_\_\_\_\_\_, 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 \$ \_\_\_\_\_\_ Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$ \_\_\_\_\_\_.

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.

Note: 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

----

Judge

ocomber 200

BK: 6029 PG: 1498 Last Page

BK: 6029 PG: 1433 Last Page

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 \_\_\_\_\_\_ day

of November, 2006.

Robert O. Beasley Special Magistrate

Office of Environmental Enforcement

Order: QuickView\_Gtr Gte Doc: 6029-1496 REC ALL

Requested By: , Printed: 5/16/2022 5:15 PM

BK: 6029 PG: 1497

BK: 6029 PG: 1432

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 + debais (2) Cut overgrowth in side you + man your If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 100. 00 per day, commencing 100-1- 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 Brake + Wary Silver 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 04:34 PM OR Book 6029 Page 1496, Instrument #2006113819, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00

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

٧s.

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

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

#### ORDER

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,

Arrest 3 Alice 1 Party 5:0 Alice 2 Signature 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)

has occurred and continues.

Certified to be a true con of CIRCUITY the original on file in the cree witness my hand and official sealing ERNIE LEE MAGAHA Clerk of the Circuit Chart Escamble County Figure By:

Date 13 000 A COUNTY THE COU

OR BK 5408 PG1774 Escambia County, Florida INSTRUMENT 2004-239699

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

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

Christie Lynn Brake Customer: 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** 

ublic - State

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of May 2004, by of the Escambia County Utilities Authority, who is personally known to Jamie Rogers

me and who did not take an oath.

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

Personally Known ( ) Other !

[NOTARY SEAL]

Revised 8/03 RWK:is

Prepared By: Nancy S. Sidner

7300 Helms Rd. Pensacola, FL 32526

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

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

DEED DOC STAMPS PD & ESC CD : 46.20
12/31/98 ERNIE LEE MEAND, DEEK

By:

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

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

**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

witness Kathy D. Caney

Mancy S. Licher Nancy S. Spaner

witness Gregory 5. Brown

The forgoing instrument was acknowledged before me this 21st day of December 1998

Mancy S. Sidner a married woman

who is personally known to me

Notary Signature

Brenda Shepherd

inited Ivalite

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

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

☐ Homestead for 2021 tax year.

CHRISTIE LYNN BRAKE AKA CHRISTI L. BRAKE
AKA CHRISTIE BRAKE AKA CHRISTY ANN BRAKE
& NANCY S. SINDER

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

Notify Escambia County, 190 Governmental Center, 32502

& NANCY S. SINDER 438 W. WINTHROP AVE PENSACOLA, FL 32507

NANCY S. SINDER
705 THERESA STREET
PENSACOLA, FL 32505
P

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

MUMILL

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 17<sup>th</sup> 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:

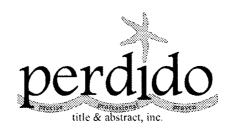
Taxes for the year(s) NONE are delinquent.

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

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR 2018-4247 08-3398-000 CERTIFICATE #: TAX ACCOUNT #: 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

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:

BY

Michael A. Campbell,

THE ATTACHED REPORT IS ISSUED TO:

As President

warranty of title.

Dated: May 17, 2022