

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300406

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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
10-3312-500	2021/4699	06-01-2021	LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-27-2023
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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>01/03/2024</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

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

0124.49

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 27, 2023
Property description	BROWN ROBERT J SR & BROWN ROBERT J III 5405 KEE MEMORIAL DR PENSACOLA, FL 32507 5210 CHATHAM RD 10-3312-500 LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605	Certificate #	2021 / 4699
		Date certificate issued	06/01/2021

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)
# 2021/4699	06/01/2021	515.49	25.77	541.26
→Part 2: Total*				541.26

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)
# 2022/5087	06/01/2022	581.61	6.25	29.08	616.94
Part 3: Total*					616.94

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)	1,158.20
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	552.41
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)	2,085.61

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: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date May 17th, 2023

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

+ \$6.25

Address: 5210 CHATHAM RD, Year Built: 1985, Effective Year: 1985, PA Building ID#: 129765

Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-ROLLED ROOFING

MH ROOF FRAMING-GABLE HIP

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-5

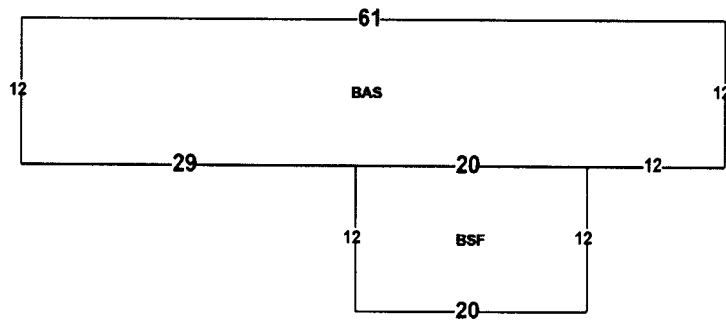
NO. STORIES-1

STORY HEIGHT-0

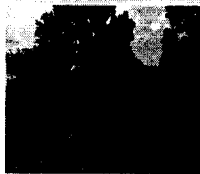
 **Areas - 972 Total SF**

BASE AREA - 732

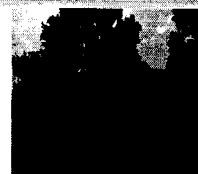
BASE SEMI FIN - 240



Images



8/31/2022 12:00:00 AM



8/31/2022 12:00:00 AM

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

Last Updated: 05/19/2023 (cc.5694)



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	123S322000031012	Year	Land	Imprv	Total	Cap Val
Account:	103312500	2022	\$30,000	\$5,855	\$35,855	\$27,316
Owners:	BROWN ROBERT J SR & BROWN ROBERT J III	2021	\$26,000	\$4,758	\$30,758	\$24,833
Mail:	5405 KEE MEMORIAL DR PENSACOLA, FL 32507	2020	\$20,000	\$4,208	\$24,208	\$22,576
Situs:	5210 CHATHAM RD 32507	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
11/2004	5536	158	\$100	WD		Legal Description LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605	
10/1982	1689	605	\$2,500	CJ			
03/1982	1425	787	\$100	WD			
04/1979	1399	653	\$9,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map		
Section	+ -			
Map Id:				
12-3S-32-2				
Approx. Acreage:				
0.2217				
Zoned:				
Evacuation & Flood Information				
Open Report				
		View Florida Department of Environmental Protection(DEP) Data		
Buildings				

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04699**, issued the **1st** day of **June, A.D., 2021** 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:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103312500 (0124-49)

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

ROBERT J BROWN SR and ROBERT J BROWN III

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** Wednesday in the month of January, which is the **3rd** day of January 2024.

Dated this 23rd day of May 2023.

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



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 #: 10-3312-500 CERTIFICATE #: 2021-4699

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: October 10, 2003 to and including October 10, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: October 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 13, 2023

Tax Account #: **10-3312-500**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT J. BROWN, SR AND ROBERT J. BROWN, III**

By Virtue of Deed recorded 12/6/2004 in OR 5536/158

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. Judgment in favor of Regions Bank recorded 9/13/2005 OR 5727/1694

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 10-3312-500

Assessed Value: \$30,047.00

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.

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: JAN 3, 2024

TAX ACCOUNT #: 10-3312-500

CERTIFICATE #: 2021-4699

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>2022</u> tax year.

ROBERT J BROWN SR
ROBERT J BROWN III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

ROBERT J BROWN SR
ROBERT J BROWN III
5210 CHATHAM RD
PENSACOLA, FL 32507

REGIONS BANK
251 WEST GARDEN ST
PENSACOLA, FL 32501

ROBERT BROWN A/K/A
ROBERT J BROWN
7498 CHASE ST
NAVARRE, FL 32566

ROBERT J BROWN SR
ROBERT J BROWN III
975 LAKE-AIRE DR
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 13th day of October, 2023.

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

October 13, 2023

Tax Account #:10-3312-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3312-500 (0124-49)

1520

OR BK 5536 P80158
Escambia County, Florida
INSTRUMENT 2004-308797
DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/06/04 EMMIE LEE NRIEN, CLERK

Clk's Rec. Fee \$
St. Doc. Stamp Tax
Total \$

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

DEED

KNOW ALL MEN BY THESE PRESENTS, That I, ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., (herein Grantor), whose mailing address is 975 Lake-Aire Drive, Pensacola, Florida, 32506-6504, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations from the Grantee herein, do bargain, sell, convey, and grant unto ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, as Joint Tenants with right of survivorship (herein Grantee), whose mailing address is 975 Lake-Aire Drive, Pensacola, Florida, 32506-6504, their heirs, personal representatives, successors and assigns, forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Parcel 1:

Lots 31 and 32, Block 12, Treasure Hill Subdivision in accordance with Plat recorded in Deed Book 102, Page 286, of the public records of Escambia County, Florida. The street address of the above property is 5210 Chatham Avenue, Pensacola, Florida 32507.

Parcel 2:

Lot 12 and the South 30 of Lot 13, Block 11, Treasure Hill Park, according to the Plat recorded in Deed Book 102, Page 286, of the public records of Escambia County, Florida. The street address of the above property is 5405 Kee Memorial Drive, Pensacola, Florida 32507.

To have and to hold unto ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, as Joint Tenants with right of survivorship, their heirs, personal representatives, successors and assigns, forever.

The above described property is conveyed subject to real estate taxes for the year 2004 and restrictions, covenants, easements or other matter of record in Escambia County, affecting the above described real estate, if any, none of which is reimposed hereby.

This Deed is executed, delivered and received to create a Joint Tenancy between ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, with the right of survivorship to the survivor of said two named persons, as provided for by Section 689.15, Florida Statutes. The only consideration for the execution and delivery of this Deed is the love and affection of Grantor for his grandson ROBERT J. BROWN, III.

OR BK 5536 P60159
Escambia County, Florida
INSTRUMENT 2004-308797

IN WITNESS WHEREOF, I, ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., have executed this 17 day of November, 2004.

Signed, sealed and delivered
in the presence of:

RCD Dec 06, 2004 04:35 pm
Escambia County, Florida

Patrick G. Emmanuel
Print Name: Patrick G. Emmanuel

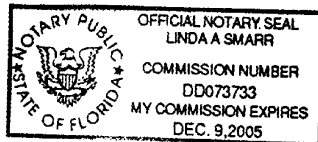
Robert J. Brown Sr.
ROBERT J. BROWN, SR., also known as Robert
James Brown, Sr.

Lillian Richardson
Print Name: Lillian Richardson

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-308797

STATE OF FLORIDA)
)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me by ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., who personally appeared before me and who is personally known to me or who has produced Florida Drivers License as identification, this 17th day of November, 2004.



Linda A. Smarr
Printed Name: _____
Notary Public, State of Florida
Commission No.: _____
Commission Expires: _____

(NOTARY SEAL)

Property Appraiser's Parcel ID No.:

This Instrument Was Prepared By: ✓
Patrick G. Emmanuel of
EMMANUEL, SHEPPARD & CONDON
30 South Spring Street
Post Office Drawer 1271
Pensacola, Florida 32596

U:\PGE\LAAB\104261-Brown, Sr\Deed to III 11-8-04.doc

4352
13889 Pg0294
INSTRUMENT 00260445

IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

REGIONS BANK,

Plaintiff,

vs.

ROBERT BROWN a/k/a
ROBERT J. BROWN,

Defendant.



DEC 13 8 4 AM '95

** OFFICIAL RECORDS **
BK 1512 PG 1053

CASE NO. 95-2051-CC-12

FINAL JUDGMENT

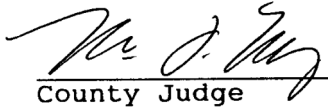
FILE# 9601519
RCD: JAN 17 1996 @ 8:27 AM

This cause having come before the Court on Plaintiff's
Motion Final Judgment After Default it is,

ORDERED AND ADJUDGED as follows;

That Plaintiff, REGIONS BANK, recover from Defendant,
ROBERT BROWN a/k/a ROBERT J. BROWN (SSN [REDACTED]) the sum of
\$3,878.39 on principal, \$ 300.00 for attorney's fees with costs
in the sum of \$96.50 making a subtotal of \$ 4,274.89, that shall
bear interest at the contract rate of 7.25% a year and in addition
the Plaintiff shall recover prejudgment interest of \$207.13 for all
of which let execution issue.

ORDERED this 12th day of December, 1995, in
Chambers, in Pensacola, Escambia County, Florida.


County Judge

Conformed copies to:

J. Arby Van Slyke
Post Office Box 13244
Pensacola, Florida 32591

Regions Bank
251 West Garden Street
Pensacola, Florida 32501

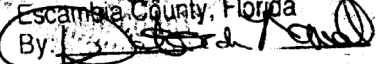
Robert Brown a/k/a
Robert J. Brown
7498 Chase Street
Navarre, Florida 32566

Instrument 00260445

Filed and recorded in the
Official Records
DECEMBER 20, 1995
at 08:48 A.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

SANTA ROSA COUNTY, FLORIDA
MARY M JOHNSON, CLERK

IS RECEIVED

Carried 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.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04699 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ROBERT J BROWN SR ROBERT J BROWN III
5405 KEE MEMORIAL DR 5405 KEE MEMORIAL DR
PENSACOLA, FL 32507 PENSACOLA, FL 32507

ROBERT BROWN A/K/A ROBERT J BROWN ROBERT J BROWN SR
7498 CHASE ST 5210 CHATHAM RD
NAVARRE, FL 32566 PENSACOLA FL 32507

ROBERT J BROWN III ROBERT J BROWN SR
5210 CHATHAM RD 975 LAKE-ARIE DR
PENSACOLA FL 32507 PENSACOLA FL 32506

ROBERT J BROWN III REGIONS BANK
975 LAKE-ARIE DR 251 WEST GARDEN ST
PENSACOLA FL 32506 PENSACOLA FL 32501

WITNESS my official seal this 16th day of November 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04699**, issued the **1st** day of **June, A.D., 2021** 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:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103312500 (0124-49)

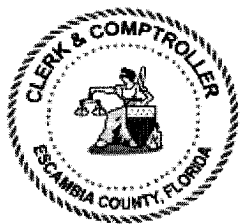
The assessment of the said property under the said certificate issued was in the name of

ROBERT J BROWN SR and ROBERT J BROWN III

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** Wednesday in the month of January, which is the **3rd** day of **January 2024**.

Dated this 16th day of November 2023.

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

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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** Wednesday in the month of January, which is the **3rd** day of January 2024.

Dated this 16th day of November 2023.

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

Post Property:

5210 CHATHAM RD 32507



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103312500 (0124-49)

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

ROBERT J BROWN SR and ROBERT J BROWN III

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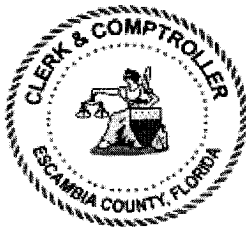
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Personal Services:

ROBERT J BROWN SR
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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Personal Services:

ROBERT J BROWN III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

ROBERT J BROWN SR [0124-49]
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

9171 9690 0935 0127 2256 42

ROBERT J BROWN III [0124-49]
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

9171 9690 0935 0127 2256 35

ROBERT BROWN A/K/A ROBERT J
BROWN [0124-49]
7498 CHASE ST
NAVARRE, FL 32566

9171 9690 0935 0127 2256 28

ROBERT J BROWN SR [0124-49]
5210 CHATHAM RD
PENSACOLA FL 32507

9171 9690 0935 0127 2256 11

ROBERT J BROWN III [0124-49]
5210 CHATHAM RD
PENSACOLA FL 32507

9171 9690 0935 0127 2256 04

ROBERT J BROWN SR [0124-49]
975 LAKE-ARIE DR
PENSACOLA FL 32506

9171 9690 0935 0127 2255 98

ROBERT J BROWN III [0124-49]
975 LAKE-ARIE DR
PENSACOLA FL 32506

9171 9690 0935 0127 2255 81

REGIONS BANK [0124-49]
251 WEST GARDEN ST
PENSACOLA FL 32501

9171 9690 0935 0127 2255 74

Linda Brown in Mail on 12/15/23
5405 Kee Memorial Dr
Pensacola, FL 32507

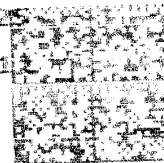
9171 9690 0935 0128 0719 58

CERTIFIED MAIL™



9171 9690 0935 0127 2256 35

PENSACOLA FL 325
23 JUN 22 23PM 11



Quotient
FIRST CLASS MAIL
PM
\$007.18
PENSA FL 325
23 JUN 22 23PM

US POSTAGE

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

PAID
JUN 22 A 11:33
RECORDED

ROBERT L BROWN III [0124-49]
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

NL
12/14

NIXIE 522 DE 1 0001/16/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2638-08049-28-40

UNC
3250258333
92507-8042

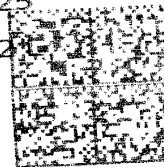
CERTIFIED MAIL™



9171 9690 0935 0127 2256 28

PENSACOLA FL 325

29 NOV 2023 PM 2:12



quadiant

FIRST-CLASS MAIL
IM1

\$007.18⁰⁰

11/29/2023 ZIP 32502
043M31219251

US POSTAGE

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

2023 OCT 27
UNCLAIMED
C/W 11/30
S.B.
ROBERT BROWN/K/A ROBERT J
BROWN [124-49]
7498 CHASE ST
NAVARRE, FL 32566

NIXIE

022 DE 1 0012/24/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 32502583335 *2738-01928-29-37

32502583335
0008

CERTIFIED MAIL

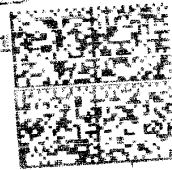


9171 9690 0935 0127 2255 81

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

PENSACOLA FL 325

23 NOV 2023 PM 1



quadrant

FIRST-CLASS MAIL
IMI
\$007.18
11/28/2023 ZIP 32502
043M30219251

US POSTAGE

4/11/30

NIXIE

322 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ROBERT J BROWN III [0124-49]
975 LAKE-ARIE DR
PENSACOLA FL 32506

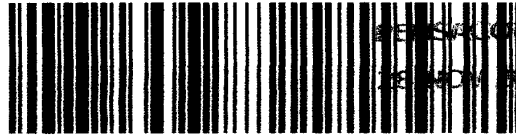
UNC

SC: 3250258335

42638-88009-28-40

325025833
32506-85047

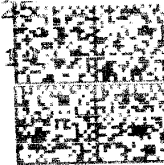
CERTIFIED MAIL™



9171 9690 0935 0127 2255 98

PENSACOLA FL 325

11/28/2023 PM 1



quadiant

FIRST-CLASS MAIL
IM1

\$007.18

11/28/2023 ZIP 32502
043M31519051

US POSTAGE

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

4/N
11/30

ROBERT J BROWN SR [0124-49]
975 LAKE-ARIE DR
PENSACOLA FL 32506

REXIE

322 DE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 3250250000

2600-00000-22-40

3250250000
32506-00047

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0124-49

Document Number: ECSO23CIV042968NON

Agency Number: 24-001606

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04699 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT J BROWN SR AND ROBERT J BROWN III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/29/2023 at 9:32 AM and served same at 8:18 AM on 11/30/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



D. NELSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04699**, issued the **1st day of June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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SECTION 12, TOWNSHIP 3 S, RANGE 32 W

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Post Property:

5210 CHATHAM RD 32507



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

By:
Emily Hogg
Deputy Clerk

BL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0124-49

Document Number: ECSO23CIV042977NON

Agency Number: 24-001633

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04699 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT J BROWN SR AND ROBERT J BROWN III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

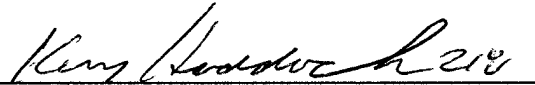
Non-Executed

Received this Writ on 11/29/2023 at 9:34 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for ROBERT J BROWN SR , Writ was returned to court UNEXECUTED on 11/30/2023 for the following reason:

PER SON AT 5405 KEE MEMORIAL DRIVE, SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



K. HADDOCKS, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

ROBERT J BROWN SR
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

13L

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0124-49

Document Number: ECSO23CIV042976NON

Agency Number: 24-001632

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04699 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: ROBERT J BROWN SR AND ROBERT J BROWN III

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

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ESCAMBIA COUNTY, FLORIDA

By:



K. HADDOCKS, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: KMJACKSON

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Personal Services:

ROBERT J BROWN III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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Personal Services:

ROBERT J BROWN III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2023

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-3312-500	06		1235322000031012

PROPERTY ADDRESS:
5210 CHATHAM RD

EXEMPTIONS:

BROWN ROBERT J SR &
BROWN ROBERT J III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

PRIOR YEAR(S) TAXES OUTSTANDING

21/4699

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	30,047	0	30,047	198.81	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	47,045	0	47,045	92.30	
BY STATE LAW	3.1820	47,045	0	47,045	149.70	
WATER MANAGEMENT	0.0234	30,047	0	30,047	0.70	
SHERIFF	0.6850	30,047	0	30,047	20.58	
M.S.T.U. LIBRARY	0.3590	30,047	0	30,047	10.79	
ESCAMBIA CHILDRENS TRUST	0.4365	30,047	0	30,047	13.12	

TOTAL MILLAGE 13.2644

AD VALOREM TAXES \$486.00

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605	FP FIRE PROTECTION		125.33
NON-AD VALOREM ASSESSMENTS			\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$611.33

If Paid By	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$592.99	\$599.10	\$605.22	\$611.33

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES OUTSTANDING

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

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Dec 31, 2023
	592.99
AMOUNT IF PAID BY	Jan 31, 2024
	599.10
AMOUNT IF PAID BY	Feb 29, 2024
	605.22
AMOUNT IF PAID BY	Mar 31, 2024
	611.33
AMOUNT IF PAID BY	

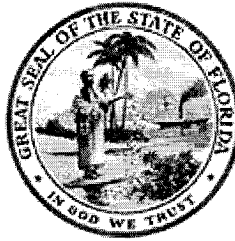
DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
10-3312-500
PROPERTY ADDRESS
5210 CHATHAM RD

BROWN ROBERT J SR &
BROWN ROBERT J III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

1 103312500 2023 3

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
 High Bid Tax Deed Sale**

Cert # 004699 of 2021 Date 1/3/2024
Name SERGEY OTKIDYCHEV

Cash Summary

Cash Deposit	\$2,515.00
Total Check	\$48,179.60
Grand Total	\$50,694.60

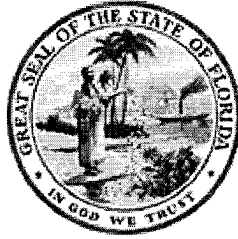
Purchase Price (high bid amount)	\$50,300.00	Total Check	\$48,179.60
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$352.10	Adv Doc. Stamps	\$352.10
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,547.76	Postage	\$57.68
		Researcher Copies	\$0.00
- postage	\$57.68		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,490.08	Registry of Court	\$3,490.08
Purchase Price (high bid)	\$50,300.00		
-Registry of Court	\$3,490.08	Overbid Amount	\$46,752.24
-advance recording (for mail certificate)	\$18.50		
-postage	\$57.68		
-Researcher Copies	\$0.00		
= Overbid Amount	\$46,752.24		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
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**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 # 2021 TD 004699

Sold Date 1/3/2024

Name SERGEY OTKIDYCHEV

RegistryOfCourtT = TAXDEED	\$3,490.08
overbidamount = TAXDEED	\$46,752.24
PostageT = TD2	\$57.68
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$352.10
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 004699	
5/19/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/19/2023	TD84	PA INFO	
5/22/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023039040	
5/24/2023	TD84	NOTICE OF TDA	
10/25/2023	TD82	PROPERTY INFORMATION REPORT	
11/29/2023	TD81	CERTIFICATE OF MAILING	
12/8/2023	CheckVoided	CHECK (CHECKID 131437) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
12/8/2023	CheckMailed	CHECK PRINTED: CHECK # 900036381 -- REGISTRY CHECK	
12/19/2023	TD84	CERT MAIL TRACKING	
12/20/2023	TD84	SHERIFF'S RETURN OF SERVICE	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/19/2023 3:14:53 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/19/2023 3:14:54 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/19/2023 3:14:54 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/19/2023 3:14:55 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/19/2023 3:16:21 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/22/2023 10:43:17 AM	2023039040	GREEN GULF GROUP CO	456.00	456.00	0.00

		Total	456.00	456.00	0.00	
REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/8/2023 11:27:18 AM	Check (outgoing)	101849619	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036381 CLEARED ON 12/8/2023
5/22/2023 10:43:17 AM	Deposit	101794483	GREEN GULF GROUP CO		320.00	Deposit
Deposited			Used		Balance	
320.00			8,400.00		-8,080.00	

77169

Sergey Otkidychov

\$50,300.00

Deposit
\$2,515.00

uctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Add
01/03/2024	2021 TD 004699	1													
01/03/2024	2021 TD 003877	0													
01/03/2024	2021 TD 003378	5													
01/03/2024	2021 TD 003136	3													
01/03/2024	2021 TD 002836	3													
01/03/2024	2021 TD 002589	1													
01/03/2024	2021 TD 002082	1													
01/03/2024	2021 TD 001848	0													
01/03/2024	2021 TD 001647	4													
01/03/2024	2021 TD 001637	4													
01/03/2024	2021 TD 001591	4													
01/03/2024	2021 TD 000521	1													
01/03/2024	2016 TD 004673	2													
01/03/2024	2016 TD 003104	1													

Edit Name on Title

Name on Title

Custom Fields

Style

Case Number: 2021 TD 004699
Result Date: 01/03/2024

Title Information:

Name: Sergey Nikolaevich Otkidychov

Address1: 4432 Decatur dr

Address2:

City: Ferndale

State: WA

Zip: 98248

Cancel Update

Page 1 of 1

30

View 1 - 14 of 14

TOTALS: Items Count: 14 Balance: \$260,670.00 Clerk Fees: \$0.00 Rec Fees: \$595.00 Doc Stamps: \$1,922.20 Total Due: \$263,397.20



Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

DATE – 01-03-2024 – TAX CERTIFICATE #'S 04699

in the CIRCUIT Court
was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

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

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.12.21 10:09:01 -06'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:18:49 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04699, issued the 1st day of June, A.D., 2021 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:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605 SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103312500 (0124-9)

The assessment of the said property under the said certificate issued was in the name of ROBERT J BROWN SR and ROBERT J BROWN III

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT J BROWN SR
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$46,033.46** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1843 14



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT J BROWN III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

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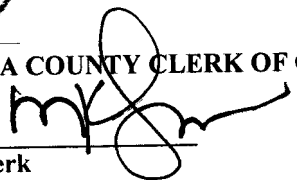
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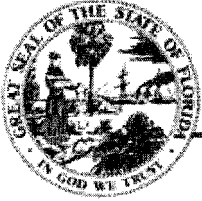


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1843 07



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT BROWN A/K/A ROBERT J BROWN
7498 CHASE ST
NAVARRE, FL 32566

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

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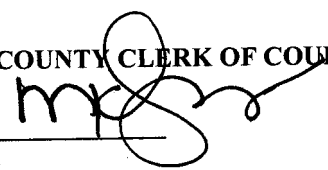
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Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 91



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT J BROWN SR
5210 CHATHAM RD
PENSACOLA FL 32507

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

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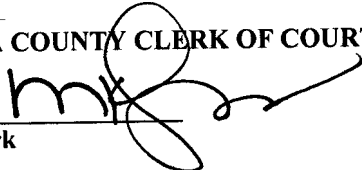
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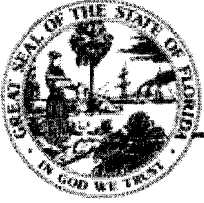


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 84



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT J BROWN III
5210 CHATHAM RD
PENSACOLA FL 32507

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

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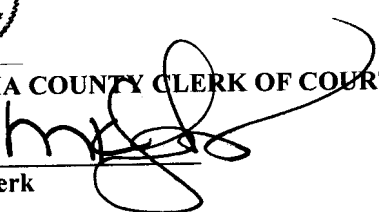
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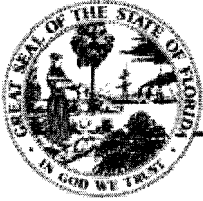


ESCAMBIA COUNTY CLERK OF COURT

By: 
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Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 77



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT J BROWN III
975 LAKE-ARIE DR
PENSACOLA FL 32506

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

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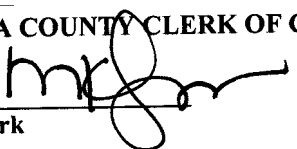
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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 60



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROBERT J BROWN SR
975 LAKE-ARIE DR
PENSACOLA FL 32506

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$46,033.46** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

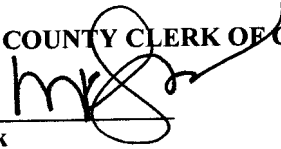
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 53



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

LINDA BROWN
5405 KEE MEMORIAL DR
PENSACOLA FL 32507

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$46,033.46** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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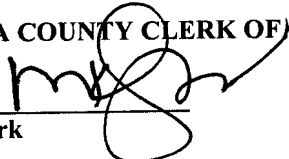
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 46



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

REGIONS BANK
251 WEST GARDEN ST
PENSACOLA FL 32501

Tax Deed File # 0124-49
Certificate # 04699 of 2021
Account # 103312500

Property legal description:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$46,033.46** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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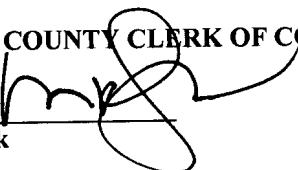
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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Dated this 9th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1842 39

Tax Cert

2021 TD 004699

Property Owner

Robert J Brown Sr,

Robert J Brown III

Property Address

5210 Chatham Rd 32507

SOLD TO:

Sergey Otkidlychev

\$50,300.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 380.60 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 718.78 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 2,884.73 ✓		\$
Refund High Bidder unused sheriff fees	\$ 0		\$
Additional taxes	\$ 599.10 ✓		\$ 46,033.46
Postage final notices	\$ 64.89		\$ 45,968.51
	\$		\$
	\$		\$
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	\$		\$

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

Tax Deed Results Report to Tax Collector
 Print Deed/Send to Admin for signature
 Request check for recording fees/doc stamps
 Request check for Clerk Registry fee/fee due clerk
 Request check for Tax Collector fee (\$6.25 etc)
 Request check for certificate holder refund/taxes & app fees
~~Request check for any unused sheriff fees to high bidder~~
 Print Final notices to all lienholders/owners
 Request check for postage fees for final notices
 Determine government liens of record/ amounts due
 Record Tax Deed/Certificate of Mailing
 Copy of Deed for file and to Tax Collector

Lien Information:

✓	Due \$
✓	Paid \$
✓	Due \$
✓	Paid \$
✓	Due \$
✓	Paid \$
✓	Due \$
✓	Paid \$
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✓	Paid \$

Notes:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 04699 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

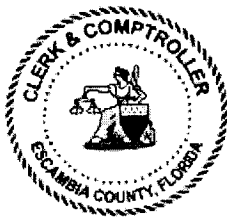
ROBERT J BROWN SR ROBERT J BROWN III
5405 KEE MEMORIAL DR 5405 KEE MEMORIAL DR
PENSACOLA, FL 32507 PENSACOLA, FL 32507

ROBERT BROWN A/K/A ROBERT J BROWN ROBERT J BROWN SR
7498 CHASE ST 5210 CHATHAM RD
NAVARRE, FL 32566 PENSACOLA FL 32507

ROBERT J BROWN III ROBERT J BROWN SR
5210 CHATHAM RD 975 LAKE-ARIE DR
PENSACOLA FL 32507 PENSACOLA FL 32506

ROBERT J BROWN III REGIONS BANK
975 LAKE-ARIE DR 251 WEST GARDEN ST
PENSACOLA FL 32506 PENSACOLA FL 32501

WITNESS my official seal this 16th day of November 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 01-03-2024 - TAX CERTIFICATE #'S 04699

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

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

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.12.21 10:09:01 -06'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER
A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:18:49 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 04699, issued the 1st day of June, A.D., 2021 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:

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605 SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103312500 (0124-49)

The assessment of the said property under the said certificate issued was in the name of ROBERT J BROWN SR and ROBERT J BROWN III

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 Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023

Tax deed file number 0124-49

Parcel ID number 123S322000031012

TAX DEED

Escambia County, Florida

for official use only

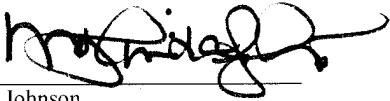
Tax Certificate numbered 04699 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of January 2024, the land was offered for sale. It was sold to **Sergey Nikolaevich Otkidychev**, 4432 Decatur Dr Ferndale WA 98248, who was the highest bidder and has paid the sum of the bid as required by law.

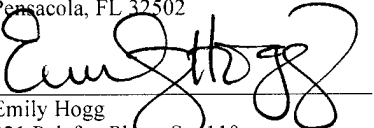
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

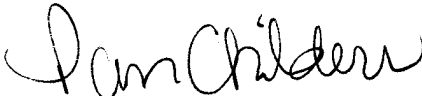
Description of lands: LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605 SECTION 12, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: ROBERT J BROWN SR, ROBERT J BROWN III**

On 3rd day of January 2024, in Escambia County, Florida, for the sum of (\$50,300.00) FIFTY THOUSAND THREE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

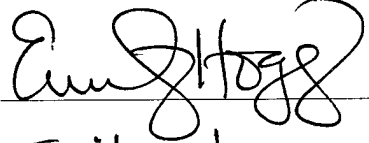

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



On this 3rd day of January, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

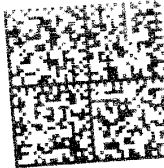
CERTIFIED MAIL™

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



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01/10/2024 ZIP 32502
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US POSTAGE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
OFFICIAL RECORDS
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502
JAN 22 A 11:30
SHERIFF'S OFFICE

NOTICE OF SURPLUS FUNDS FROM TAX DEED

REGIONS BANK
251 WEST GARDEN ST
PENSACOLA FL 32501

Tax Deed File # 0124-49

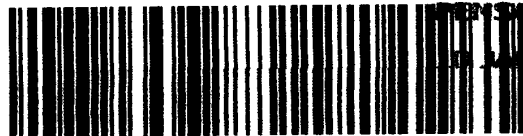
32502-5728
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EC: 3250258888 *1638-00965-10-38

CERTIFIED MAIL™

Pam Childers

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



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WALA COUNTY, FL

ROBERT J BROWN SR
975 LAKE-ARIE DR
PENSACOLA FL 32506

Tax Deed File # 0124-49
Certificate # 04699 of 2021

32502>5833
32506-57

01/11/24

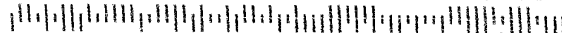
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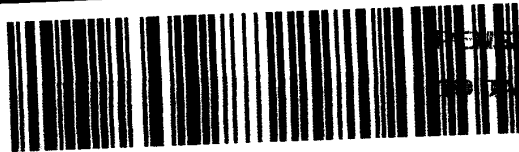
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UNABLE TO FORWARD

BC: 32502583335 *2638-00401-10-38



CERTIFIED MAIL™

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



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PENSACOLA FL 325

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PAM CHILDERS
CLERK & COMPT
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PENSACOLA COUNTY, FL

NOTICE OF SURPLUS FUNDS FROM TAX DEED

ROBERT J BROWN III
975 LAKE-ARIE DR
PENSACOLA FL 32506

Tax Deed File # 0124-49

32502>5833
32506-6504

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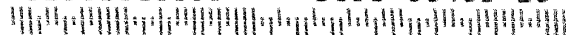
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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-00402-10-38



01/11/24

CERTIFIED MAIL™

Pam Childers

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



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PENSACOLA FL 32502
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01/10/2024 ZIP 32502
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED

ROBERT J BROWN III
5210 CHATHAM RD
PENSACOLA FL 32507

Tax Deed File # 0124-49

NIXIE

322 DE 12

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-01400-10-38

32507-0043 UNC
325025833

RECEIVED BY NIXIE

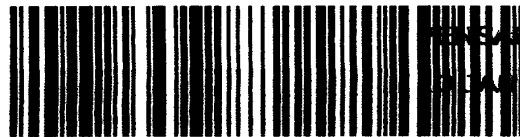
FEB 12 PM 2:54

RECEIVED BY CHILDERS
CLERK OF CIRCUIT COURT
FEB 12 2024

02/10/24

CERTIFIED MAIL™

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



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PENSACOLA FL 325

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US POSTAGE

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CLERK OF THE CIRCUIT COURT & COMPTROLLER

ROBERT BROWN A/K/A ROBERT J BROWN
7498 CHASE ST
NAVARRE, FL 32566

Tax Deed File # 0124-49
Certificate # 04699 of 2021

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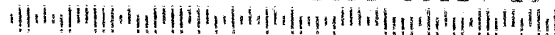
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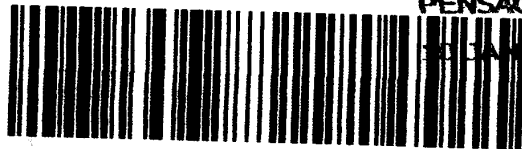
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CERTIFIED MAIL™

PENSACOLA FL 325



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US POSTAGE

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED

024 MAR -7 P 12:

PANAMA COUNTY, FL

ROBERT J BROWN SR
5210 CHATHAM RD
PENSACOLA FL 32507

Tax Deed File # 0124-49
Certificate # 04699 of 2021

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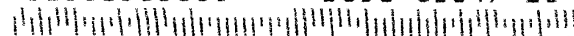
0003/04/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-02847-10-38

3250258333
32507-000001





CENTURY
INVESTMENT GROUP
HELPING PEOPLE RECOVER MONEY

January 19, 2024

**To: Escambia County Clerk of Court
ATTN: Tax Deed Department
221 Palafox Place, Suite 110
Pensacola, FL 32502
(850)-595-3793**

**RE: CLAIM OF CENTURY INVESTMENT GROUP AS ASSIGNEE OF LUKE JAMES,
FIRSTBORN SON OF ROBERT J. BROWN, III, DECEASED ("CLAIMANT")**

OUR FILE NUMBER:	FL8390
PROPERTY ADDRESS:	5210 Chatham Rd Pensacola, FL 32507
Certificate:	<u>04699</u>
Date of Sale:	<u>1/03/2024</u>
Parcel No:	12-3S-32-2000-031-012

Dear Clerk:

We are applying for the excess proceeds of the Tax Deed sale, and we would like to note that we are the firstborn son of Robert J. Brown, III, the legal titleholder of record at the time of the tax deed sale. As such, we are entitled to the proceeds. Please indicate whether the enclosed forms meet your approval or if some other form may be required. Please contact me at 703-722-6109 ext. 101 if you need any additional information. Thank you for your attention to this matter."

Sincerely,

Mark Harrington
Principal/Senior Asset Recovery Specialist

**/Enclosure: Notarized Affidavit of Claim
Assignment of Interest
Certificate of Death
W-9
IDs**

PAID CHILDERS
CLERK & COMPTROLLER
FILED
2024 FEB -7 P 5:00
ESCAMBIA COUNTY, FL

AFFIDAVIT OF CLAIM FOR TAX DEED SALE SURPLUS FUNDS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned, upon his oath, does depose and say:

1. I am the President of Century Investment Group Ops, Inc. assignee to the excess proceeds from the prior legal titleholder of record of that certain real property located in Escambia County, Florida, which was sold at tax deed sale on 1/03/2024 under Certificate No. 04699. The reference number of such property is 123S322000031012.
2. The assignor of the excess proceeds is the only heir to the legal titleholder of record of such property at the time of such tax deed sale.
3. I have attached the original assignment of the excess proceeds from the heir of the former titleholder of record.
4. I have attached a copy of the deed of the former titleholder of record.
5. I have attached a true and genuine copy of the death certificate.
6. I have attached a true and genuine copy of my current driver's license.
7. I acknowledge that I am making the above representations under oath in order to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to me/us was in error, assignee is personally liable for the repayment of such surplus funds to the Clerk and/or Escambia County, Florida.

FURTHER AFFIANT SAYETH NOT.

Mark Harrington
CLAIMANT Mark Harrington

Witness Giovanni Mervelleux

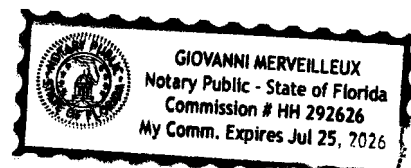
Witness Eduardo Echenique

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 FEB - 7 P 5:00
ESCAMBIA COUNTY, FL

BEFORE ME, the undersigned authority, personally appeared Mark Harrington, who is personally known by me or who has/have produced FL as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

IN WITNESS my hand and official seal, this 19 day of January 2024.

[Signature]
Notary Public
My Commission Expires: Jul 25 2026



THIS INSTRUMENT PREPARED BY
PLEASE RECORD AND RETURN TO:

Mark Harington
Century Investment Group Ops, Inc.
980 N. Federal Highway, Suite 110
Boca Roca, FL 33432

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS
AND PARTICIPATION AGREEMENT**
(recordable under § 28.222(3)(a), Fla. Stat.)

STATE OF South Carolina
COUNTY OF Aiken

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 01/ 8 /2024 by and between Luke J. Brown ("Assignor") whose address is 528 Goldman Street, North Augusta, South Carolina, 29841 and Century Investment Group Ops, Inc. ("Assignee") whose address is: 980 North Federal Highway, Suite 110, Boca Raton, FL 33432.

Assignment. Assignor, for good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in excess proceeds related to Account No.103312500 in Escambia County, Florida.

The address of the property sold is 5210 Chatham Rd, Pensacola, FL 32507

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to \$46,738.00 and that Assignor may be entitled to receive up to \$23,369.00 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for Assignee to receive payment of such excess proceeds.
8. Assignor authorizes the Assignee and/or its agents to receive, deposit, endorse, negotiate, and disburse any checks related to the proceeds obtained.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by providing and signing all documents to properly probate the excess proceeds.

FURTHER AFFIANT SAYETH NOT.

Luke J. Brown
Name: Luke J. Brown

Witnessed by:

Lisa Hofmann Travis
Name of witness: Lisa Hofmann Travis

Brett Brown
Name of witness: Brett Brown

BEFORE ME, the undersigned authority, personally appeared Luke J. Brown, who is personally known by me or who has produced SC drivers lic # 011651394 as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

IN WITNESS my hand and official seal, this 8 day of January, 2024.

Lisa Hofmann Travis
Notary Public Lisa Hofmann Travis
State of: South Carolina
My commission expires: 01.11.2031



Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Century Investment Group Ops, Inc.		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 980 North Federal Highway, Suite 110		Requester's name and address (optional)
6 City, state, and ZIP code Boca Raton, FL 33432		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-			-		
or								
Employer identification number								
6	1		-	1	6	2	6	0 3 0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Mark Harrington

Date ► *1/19/2024*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

your package safely to its destination by packing your
help? Go to **fedex.com/packaging** for packing tips.

203:PD/100V
110628364290000301000778769 1630

165-7500

0326 WED 02/07/07 46 PR 2D 454722
ESCAMBIA COUNTY CLERK
221 PALAFOX PL
STE 110
PENSACOLA FL
32502-5833-35

ORIGIN ID:PHKA (800) 592-7044
 MARK HARRINGTON
 CENTURY INVESTMENT GROUP
 980 NORTH FEDERAL HIGHWAY, STE 110
 BOCA RATON, FL 33432
 UNITED STATES US

SHIP DATE: 19JAN24
ACTWGT: 0.50 LB
CAD: 103855765/NET 4660

TO ATTN: TAX DEEDS DEPARTMENT

ESCAMBIA COUNTY CLERK

221 S. PALAFOX PLACE, SUITE 110

PENSACOLA, FL 32502

PENSACOLA FL 32502

(850) 595-3793

REF

PO

DEPT



J241024011001uv

5:00P
AVER

2502
3FM

SP PENS

IRK# 0201 7748 7597 5530

1 HK# 0201

FedEx

PN SA 32502
FL-US BFM

THU - 08 FEB AA
EXPRESS SAVER

Part # 150297-435 RRD8 EXP 12/24

583J3/B014/9AE3

Insert shipping document here.

February 13, 2024

CLAIM FOR SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed Number #:	10-3312-500
Certificate Number:	4699 of 2021
Date of Sale:	1/3/2024
Surplus Funds:	\$45,968.57
Percentage Requested:	25%
Amount of Surplus Claimed:	\$11,492.14
Previous Owner:	The Estate of Robert James Brown III
Claimant/ Heir / Client:	Jameson Luke Brown
Property Address:	5210 Chatham Road, Perdido Key, FL 32507
Parcel ID:	123S322000031012

ESCAMBIA COUNTY, FL
 2024 FEB 15 P 3:27
 CLERK OF CIRCUIT COURT
 FILED

Dear Escambia County Clerk of the Circuit Court (Tax Deed Dept),

Please accept this submission and the enclosed documents from **Funds Owed LLC** as our claim on behalf of our client **Jameson Luke Brown** for 25% of the surplus funds referenced above. Jameson Luke Brown is the son of Robert James Brown III. We plan to initiate probate in this matter and will forward the Order of Summary Administration upon receipt.

I acknowledge that we are making the above representations under oath to receive payment of such funds. I also understand that if it is later discovered or determined that payment of such surplus funds to us was in error, I am personally liable for the repayment of such surplus funds to the Clerk of the Circuit Court of Escambia County.

I request that the information on the identifications be redacted and exempt from public inspection (including display on the County's website) pursuant to FS 119.0712. Upon approval, please make the check payable **Funds Owed LLC, 4958 Scotts Creek Trail, Peachtree Corners, GA 30096**.

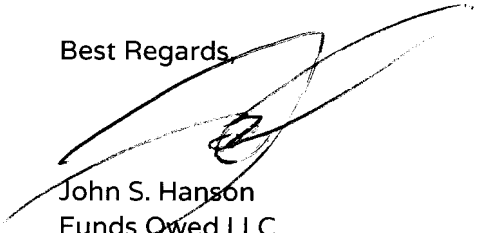
Enclosed are the following documents for your records and review:

- CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE
- Assignment of Rights
- Affidavit of Heirs
- Sworn Statement of Claimant Identification
- Claimant Identification - (Driver's License)
- Witnesses Identification - (Driver's Licenses)
- Deed & County Property Report

- Company Representative Identification – (Driver's License)
- W9 Form - (Funds Owed LLC)

For questions or if you need additional information, please contact John Hanson at 678-567-6049 or email me at john@fundsfound.com.

Best Regards,


John S. Hanson
Funds Owed LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096
678-567-6049
www.fundsfound.com



BBB Rating: A+



Enclosures:

Case Number: 1031416

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

*****Claims must be filed within 120 days of the date of the surplus notice or they are barred.**

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 10-3312-500 Certificate # 4699 of 2021 Sale Date: 1/3/24

Property Address: 5210 Chatham Road Perdido Key, FL 32507

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: Funds Owed LLC

Contact Name, if Applicable: John Hanson

Address: 4958 Scotts Creek Trail, Peachtree Corners, GA 30096

Telephone Number: 678-567-6049

Email Address: john@fundsowed.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;
☐ Government lien; ☐ Other

Describe other: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

Recording Date: _____ Book #: _____ Page #: _____

Lien Amount: _____ Amount Due: _____

**Include additional sheet if needed: ☐

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 12/6/04 Book #: 5536 Page #: 158

Amount of surplus tax deed sale proceeds claimed: \$45,968.57 (1/4)

Does the titleholder claim the subject property was homestead property: NO

3. I request payment of any surplus funds due to me be mailed to:

4. I hereby swear or affirm that all of the above information is true and correct.

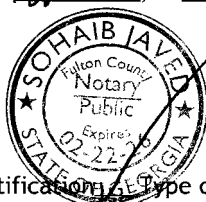
Signature of Claimant: _____

Print: John Hanson

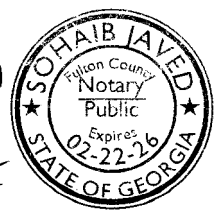
STATE OF GA

COUNTY OF FULTON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 13 day of FEBRUARY, 2024, by _____.



Signature-Notary Public, State of Georgia
SOHAIB JAVED
Print Commissioned Name of Notary Public



Personally Known _____ OR Produced Identification _____ Type of Identification Produced DRIVERS LICENSE



ASSIGNMENT OF RIGHTS TO GOVERNMENT-HELD MONIES

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jameson Luke Brown, Heir, Beneficiary or Administrator of the Estate of Robert James Brown III, Owner of Record** ("Assignor"), whose address is **5405 Kee Memorial Drive, Pensacola, FL 32507** hereby assigns to **Funds Owed LLC** (dba) "Funds-Found-For-You", a Georgia limited liability company, or assigns ("Assignee"), whose address is **4958 Scotts Creek Trail, Peachtree Corners, GA 30096**, all rights, title and interest to all of the monies (the "Monies") currently held or to-be held by a government agency related to tax deed case number 2021-TD-004699 and sale of real property with parcel ID number 123S322000031012, sold or to-be sold by the Clerk of the Circuit Court of Escambia County and which Assignor could claim on his or her own or with Assignee, and hereby acknowledges and agrees as follows:

1. Assignor represents that to the best of their knowledge:
 - a. They have not transferred, assigned, or otherwise relinquished any remainder interest in the Monies to any person, company, or organization; and they have not hired anyone or any company to claim the Monies being assigned herein for them or on their behalf.
 - b. Assignor agrees not to attempt to assign part or all of the rights to claim Monies being transferred under this agreement to any person, company, or organization in the future, or to hire anyone to process a claim for the Monies on their behalf.
2. In executing this assignment. Assignor acknowledges that:
 - a. Assignor has the legal right and full authority to file a claim for Assignor's interest in the funds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, **Funds Owed LLC** (dba) "Funds-Found-For-You" or assigns, any- and-all right, title, and interest in and to all such funds currently held or to-be held by the government agency, as may be due.

- b. Assignor has had the opportunity to consult with any attorney or person of their choice prior to executing this Assignment.
 - c. Assignor has the legal right to make inquiries about monies that may be claimable by me from any government agency, business or individual, fill in any applications, file petitions or lawsuits, hire, or get assistance from an attorney, to endorse any payment received from any person or entity related to the recovery of the monies.
 - d. The distribution of any funds successfully recovered and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
 - e. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any-and-all judicial proceedings, if necessary.
3. Assignor understands the *approximate* amount of the Monies that *may* be recovered are estimated to be: **\$45,968.57**. This amount is subject to change without notice.
4. Assignor will hold harmless, protect, indemnify the Government Agency holding the Monies and each of its employees from all claims against any Government agency, department or entity that may arise from this assignment, or any actions taken under this assignment.
5. This assignment is binding on all heirs, successors in interest, and assigns. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.
6. Assignor makes the above representations under oath and under penalty of perjury.

The Estate of Robert James Brown III

Dated this 13 day of January, 2023



Signature X

Assignor

Jameson Brown

Print Name of Assignor: Jameson Brown

ACKNOWLEDGMENT BY AN ADMINISTRATOR OR BENEFICIARY OF AN ESTATE

NOTARIZATION

STATE OF FLORIDA)

) ss.

COUNTY OF ESCAMBIA)

We, Jameson L. Brown, Kelsey Stacks-Blake,
Assignor - Printed Name Witness #1 - Printed Name

And Kelly Stacks-Blake, the Assignor and the Witnesses, respectively,
Witness #2 - Printed Name

whose names are signed to the attached or foregoing instrument, having been sworn, declared to the undersigned officer that the Assignor, in the presence of the Witnesses, signed the instrument voluntarily and that each of the Witnesses, in the presence of the Assignor and in the presence of each other, signed the instrument as a Witness and that to the best of the knowledge of each Witness, the Assignor was at the time eighteen or more years of age, of sound mind and under no constraint or undue influence.

x Kelly Stacks-Blake
Witness #1 - Signature

x Kelly Stacks-Blake
Witness #2 - Signature

Witness #1 Address: 4051 E. Olive Rd Apt 287
Pensacola, FL 32514

Witness #2 Address: 4051 E Olive Rd Apt 287
Pensacola, FL 32514

Acknowledged and subscribed before me by Jameson L. Brown, the Assignor, who is personally known to me or who has produced FLORIDA DRIVER'S License as identification, and sworn to and subscribed before me by the Witness #1, Kelsey Stacks-Blake, who is personally known to me or who has produced _____ as identification, and by the Witness #2 Kelly Stacks-Blake, who is personally known to me or who has produced _____ as identification, and subscribed by me in the presence of the Principal and the subscribing witnesses, all on the 13 day of January, 2024.



LINDA ZIMMERMAN-STACKS
Notary Public
State of Florida
Comm# HH415411
Expires 9/11/2027

Notary Signature

Linda Zimmerman-Stacks

Print Name of Notary

Linda Zimmerman-Stacks

Notary Public in and for the State of

FLORIDA

With an Address of

1719 E Maxwell ST

My Commission Expires

9-11-2027

IN THE CIRCUIT COURT THE _____
Escambia COUNTY, FLORIDA

IN RE: ESTATE OF

Robert James Brown III

Case No.

Probate Division

Deceased.

AFFIDAVIT OF HEIRS

For the purpose of this document, you must list ALL RELATIVES of the person whose estate is being probated (called the "Decedent"). If the relative was deceased at the time of the Decedent's death, please provide the deceased relative's name, indicate deceased, and date of death.

Answering with an n/a, not applicable, or any other such designation is inappropriate for this document unless the Decedent never had a relative within a particular category (i.e. Decedent was an only child, and therefore had no sibling(s)).

1. Spouse of the Decedent (provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death).

Linda Brown 53 Tennessee Chattanooga

2. Children of the Decedent, or descendants of deceased children (provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death). If any of the children are not biologically related to both the Decedent and the spouse at the time of death, provide the name of that particular child's biological parent.

Jameson Luke Brown 27 5905 Keenemer Rd.

Luke Jameson Brown 37 Augusta Georgia/SC

2a. If surviving spouse has children who are not the children of the deceased, please indicate their names(s).

Mary Dorr

Katherine Dorr
Officer Dorr

3. Parents of the Decedent. (Provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death).

Robert J II Brown

Hellan J Rollerson/Brown

4. Siblings, and descendants of deceased siblings. You must indicate whether the relationship is that of a half-relative (i.e. half-brother or half-sister). (Provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death).

N/A

5. Grandparents. (Provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death).

Robert J Brown I unknown age pass 2008

6. Aunts and Uncles of the Decedent. (Provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death).

Donna HICKY Aunt to Jameson
Rob Frankenberg Uncle to Jameson
Don Frankenberg Uncle to Jameson

7. Kindred of the deceased spouse (ONLY IF filing intestate and is not previously listed above). (Provide name, age, and address; or if deceased, provide name, indicate deceased, and date of death).

N/A

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Heirs and the facts stated therein are true.

Gorman Buller
Affiant's Signature

Jameson Brown
Affiant's Printed Name

STATE OF Florida
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence ☒ or online ☐, on Janua. 7 13, 2024 by Jameson Brown, who is personally known to me or who has produced Florida Drivers license as identification.



LINDA ZIMMERMAN-STACKS
Notary Public
State of Florida
Comm# HH415411
Expires 9/11/2027

Linda Zimmerman-Stacks
Notary Public:

SWORN STATEMENT OF CLAIMANT IDENTIFICATION

(Optional if photocopy of Driver's License is not provided to Funds Owed LLC)

After being duly sworn, the affiant states as follows:

1. My Full Legal Name is: JAMESON LUKE BROWN
2. My Full Current Address is: 5405 KEE MEMORIAL DR

3. My Date of Birth is: Month 04/13/1996, Date 13, Year 2024

X JAMESON BROWN Today's Date: 1/13/24
Signature of Affiant (Claimant)

Notarization

State of Florida)
County of Escambia) : ss.

I, the undersigned Notary Public in and for the State of Florida hereby certify that on the 13 day of January 20 24 personally appeared before me JAMESON BROWN to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Notary Signature



Print Name of Notary

Linda Zimmerman-Stacks

Notary Public in and for the State of

Florida

With an Address of

1719 E Maxwell ST

My commission expires

9-11-27



LINDA ZIMMERMAN-STACKS

Notary Public
State of Florida
Comm# HH415411
Expires 9/11/2027

***Notary must identify the type of government issued photographic identification produced that verifies Affiant's name and date of birth as stated on this form above.**

Type of identification shown to Notary by Affiant (such as a driver's license, state identification card, passport, or other similar valid government issued photographic identification): FLORIDA DRIVERS LICENSE

* Pursuant to Section 717.124(1), FS, the claimant must produce to the notary photographic identification of the claimant issued by the United States, a state or territory of the United States, a foreign nation, or a political subdivision or agency thereof.



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 #: 10-3312-500 CERTIFICATE #: 2021-4699

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: October 10, 2003 to and including October 10, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: October 13, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 13, 2023

Tax Account #: **10-3312-500**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT J. BROWN, SR AND ROBERT J. BROWN, III**

By Virtue of Deed recorded 12/6/2004 in OR 5536/158

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. Judgment in favor of Regions Bank recorded 9/13/2005 OR 5727/1694

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 10-3312-500

Assessed Value: \$30,047.00

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.

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: JAN 3, 2024

TAX ACCOUNT #: 10-3312-500

CERTIFICATE #: 2021-4699

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>2022</u> tax year.

ROBERT J BROWN SR
ROBERT J BROWN III
5405 KEE MEMORIAL DR
PENSACOLA, FL 32507

ROBERT J BROWN SR
ROBERT J BROWN III
5210 CHATHAM RD
PENSACOLA, FL 32507

REGIONS BANK
251 WEST GARDEN ST
PENSACOLA, FL 32501

ROBERT BROWN A/K/A
ROBERT J BROWN
7498 CHASE ST
NAVARRE, FL 32566

ROBERT J BROWN SR
ROBERT J BROWN III
975 LAKE-AIRE DR
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 13th day of October, 2023.

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

October 13, 2023

Tax Account #:10-3312-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 31 & 32 BLK 12 TREASURE HILL PARK PLAT DB 102 P 286 OR 1099/1689 P 934/605

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3312-500 (0124-49)

1520
OR BK 5536 P80158
Escambia County, Florida
INSTRUMENT 2004-308797
DEED REC STAMPS PD & ESC CO \$ 0.70
12/06/04 EDDIE LEE WAGNER, CLERK

Clk's Rec. Fee \$
St. Doc. Stamp Tax
Total \$

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

DEED

KNOW ALL MEN BY THESE PRESENTS, That I, ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., (herein Grantor), whose mailing address is 975 Lake-Aire Drive, Pensacola, Florida, 32506-6504, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations from the Grantee herein, do bargain, sell, convey, and grant unto ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, as Joint Tenants with right of survivorship (herein Grantee), whose mailing address is 975 Lake-Aire Drive, Pensacola, Florida, 32506-6504, their heirs, personal representatives, successors and assigns, forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Parcel 1:

Lots 31 and 32, Block 12, Treasure Hill Subdivision in accordance with Plat recorded in Deed Book 102, Page 286, of the public records of Escambia County, Florida. The street address of the above property is 5210 Chatham Avenue, Pensacola, Florida 32507.

Parcel 2:

Lot 12 and the South 30 of Lot 13, Block 11, Treasure Hill Park, according to the Plat recorded in Deed Book 102, Page 286, of the public records of Escambia County, Florida. The street address of the above property is 5405 Kee Memorial Drive, Pensacola, Florida 32507.

To have and to hold unto ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, as Joint Tenants with right of survivorship, their heirs, personal representatives, successors and assigns, forever.

The above described property is conveyed subject to real estate taxes for the year 2004 and restrictions, covenants, easements or other matter of record in Escambia County, affecting the above described real estate, if any, none of which is reimposed hereby.

This Deed is executed, delivered and received to create a Joint Tenancy between ROBERT J. BROWN, SR. and ROBERT J. BROWN, III, with the right of survivorship to the survivor of said two named persons, as provided for by Section 689.15, Florida Statutes. The only consideration for the execution and delivery of this Deed is the love and affection of Grantor for his grandson ROBERT J. BROWN, III.

OR BK 5536 PG0159
Escambia County, Florida
INSTRUMENT 2004-308797

IN WITNESS WHEREOF, I, ROBERT J. BROWN, SR., also known as Robert James Brown, Sr., have
executed this 17 day of November, 2004.

Signed, sealed and delivered
in the presence of:

RCD Dec 06, 2004 04:35 pm
Escambia County, Florida

Patrick G. Emmanuel
Print Name: Patrick G. Emmanuel

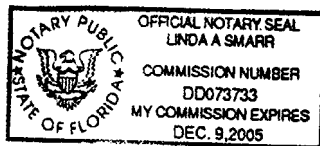
Robert J. Brown Sr.
ROBERT J. BROWN, SR., also known as Robert
James Brown, Sr.

William Richardson
Print Name: William Richardson

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-308797

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing instrument was acknowledged before me by ROBERT J. BROWN, SR., also known as Robert
James Brown, Sr., who personally appeared before me and who is personally known to me or who has produced
Florida Drivers License as identification, this 17 day of November, 2004.



Linda A. Smarr
Printed Name: _____
Notary Public, State of Florida
Commission No.: _____
Commission Expires: _____

(NOTARY SEAL)

Property Appraiser's Parcel ID No.:

This Instrument Was Prepared By:
Patrick G. Emmanuel of
EMMANUEL, SHEPPARD & CONDON
30 South Spring Street
Post Office Drawer 1271
Pensacola, Florida 32596

U:\PGE\LAA\104261-Brown, Sr\Deed to III 11-8-04.doc

USA
Georgia
DRIVER'S LICENSE

DL NO. 032217048 DOB 12/13/1963
CLASS C EXP 12/13/2026
JOHN SCOTT
HANSON

4958 SCOTT HANSON RD
PEACHTREE CITY, GA 30094-6363
GWINNETT
Restrictions: NONE
Sex M Eyes BRO
Hgt 5'-05" Wgt 200
03221704800040000

Rev 07/01/2015 3020027676000401

www.dds.ga.gov
(678) 413-6400

MEDICAL
INFORMATION:
None

CLASS: C-S 26,000 lbs. GWINNETT

ENDORSEMENTS: None

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

John S. Hanson

2 Business name/disregarded entity name, if different from above

Funds Owed LLC

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

4958 Scotts Creek Trail

6 City, state, and ZIP code

Peachtree Corners, GA 30096

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

				-					
--	--	--	--	---	--	--	--	--	--

or

Employer identification number

8	3	-	4	4	3	1	3	3	1
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ►

Date ► **5-12-2021**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

ORIGIN ID: MGEA (678) 567-6049
JOHN S. HANSON
FUNDS OWED, LLC.
4958 SCOTTS CREEK TRAIL

PEACHTREE CORNERS, GA 30096
UNITED STATES US

SHIP DATE: 13FEB24
ACTWGT: 0.05 LB
CAD: 114588124/INET4535

BILL SENDER

TO ESCAMBIA CLERK OF THE CIRCUIT COURT
TAX DEED DIVISION
221 PALAFOX PLACE
SUITE 110
PENSACOLA FL 32502

(850) 595-3793

REF:

INV.
PO:

DEPT.



FedEx
Express



583J6/194B9AE3

ETP: 1
11952842/51980003250200-7/516/47-1367

SPPD: 100-7

165-6560

USPS
TAX DEED DIVISION
221 PALAFOX PL
SUITE 110
PENSACOLA FL 32502-5833-35



TRK#

0201

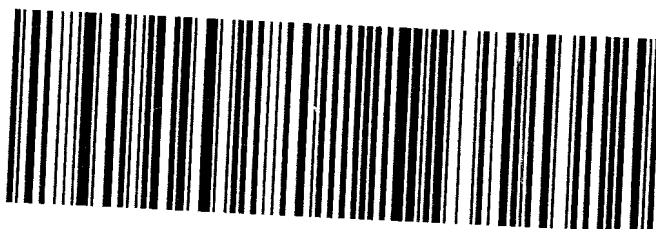
7751 6747 4367

FRI - 16 FEB 5:00P
EXPRESS SAVER

4Z PENSG

32502

FL-US BFM



This envelope is only for FedEx Express® shipments.
Package safely to its destination by packing your
Go to fedex.com/packaging for packing tips.

FedEx Service

Insert shipping
document here

**SIGNATURE/NAME AFFIDAVIT
AND AKA STATEMENT**

DATE: 06/26/2024

CLAIMANT: Jameson Luke Brown (aka) Jamie Luke Brown

THIS IS TO CERTIFY THAT MY CURRENT LEGAL NAME & SIGNATURE ARE AS WRITTEN BELOW.

Jameson L Brown
(Printed Name)

Jameson L Brown
Signature

This is a declaration of multiple variations of my current and former legal names for identification purposes. This would include maiden last names, married last names, middle names, middle initials, and suffixes (Jr., Sr., II, III) that I have previously used or currently go by.

AKA STATEMENT

I, Jameson Luke Brown certify that I am or was also-known-as:

Jameson L Brown
Print Name (Variation)

Jameson L Brown
Sample Signature (Variation)

Jamie Luke Brown
Print Name (Variation)

Jameson Luke Brown
Sample Signature (Variation)

Jamie L Brown
Print Name (Variation)

Jameson L Brown
Sample Signature (Variation)

Under penalties of perjury, I declare that I have read the foregoing Signature/Name Affidavit and AKA Statement document as completed and pledge an oath that all the information contained is true and correct.



Your Signature X

96
Jameson Lake Brown
JAMESON LAKE BROWN

Notarization

State of FLORIDA

County of ESCAMBIA : ss.

I, the undersigned Notary Public in and for the State of FLORIDA hereby certify that on the 26 day of JUNE 2024, personally appeared before me JAMESON LAKE BROWN to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Signed

Stanley Walker

Notary Printed Name

Stanley Walker

Notary Public in and for the State of

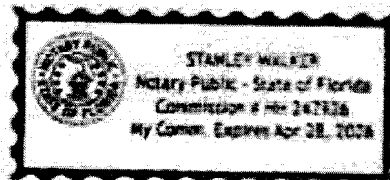
FLORIDA

With an Address of

5405 15070 PINE HILL RD
PENSACOLA FL 32507

My commission expires

4-28-2026





CENTURY
INVESTMENT GROUP
HELPING PEOPLE RECOVER MONEY

May 14, 2024

To: Escambia County Clerk of Court
ATTN: Tax Deed Department
221 S. Palafox Place, Suite 110
Pensacola, FL 32502
(850)-595-3793

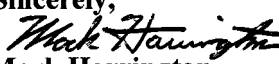
RE: CLAIM OF CENTURY INVESTMENT GROUP AS ASSIGNEE OF LINDA J. BROWN,
SURVIVING SPOUSE AND WIFE OF ROBERT J. BROWN, III, DECEASED ("CLAIMANT")

OUR FILE NUMBER:	FL8390
PROPERTY ADDRESS:	5210 Chatham Rd Pensacola, FL 32507
Certificate:	<u>04699</u>
Date of Sale:	<u>1/03/2024</u>
Parcel No:	12-3S-32-2000-031-012

FILED
CLERK OF COURT
2024 MAY 20 P 2:01
ESCAMBIA COUNTY, FL

Dear Clerk:

We are applying for the excess proceeds of the Tax Deed sale, and we would like to note that we are the surviving spouse and wife of Robert J. Brown, III, the legal titleholder of record at the time of the tax deed sale. As such, we are entitled to the proceeds. Please indicate whether the enclosed forms meet your approval or if some other form may be required. Please contact me at 703-722-6109 ext. 101 if you need any additional information. Thank you for your attention to this matter."

Sincerely,

Mark Harrington
Principal/Senior Asset Recovery Specialist

/Enclosure: Notarized Affidavit of Claim
Assignment of Interest
Joinder, Waiver and Consent
Certificate of Death
W-9
IDs

AFFIDAVIT OF CLAIM FOR TAX DEED SALE SURPLUS FUNDS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned, upon his oath, does depose and say:

1. I am the President of Century Investment Group Ops, Inc. assignee to the excess proceeds from the prior legal titleholder of record of that certain real property located in Escambia County, Florida, which was sold at tax deed sale on 1/03/2024 under Certificate No. 04699. The reference number of such property is 123S322000031012.
2. The assignor of the excess proceeds is the only heir to the legal titleholder of record of such property at the time of such tax deed sale.
3. I have attached the original assignment of the excess proceeds from the heir of the former titleholder of record.
4. I have attached a copy of the deed of the former titleholder of record.
5. I have attached a true and genuine copy of the death certificate.
6. I have attached a true and genuine copy of my current driver's license.
7. I acknowledge that I am making the above representations under oath in order to receive payment of such surplus funds, and understand that, if it is later discovered or determined that payment of such surplus funds to me/us was in error, assignee is personally liable for the repayment of such surplus funds to the Clerk and/or Escambia County, Florida.

PAV CHILDERS
CLERK & COUNTY CLERK
FILED
2024 MAY 20 P 2:51
ESCAMBIA COUNTY, FL

FURTHER AFFIANT SAYETH NOT.

Mark Harrington
CLAIMANT Mark Harrington

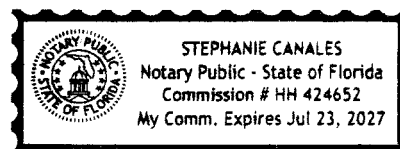
Witness Belinda Maek

Witness Andrea Lopez

BEFORE ME, the undersigned authority, personally appeared in Person, who is personally known by me or who has/have produced FLDL as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

IN WITNESS my hand and official seal, this 15th day of May, 2024.

Stephanie Canales
Notary Public
My Commission Expires: Jul 23, 2027



THIS INSTRUMENT PREPARED BY
PLEASE RECORD AND RETURN TO:
Mark Harington
Century Investment Group Ops, Inc.
980 N. Federal Highway, Suite 110
Boca Roca, FL 33432

**ASSIGNMENT OF TAX DEED SALE EXCESS PROCEEDS
AND PARTICIPATION AGREEMENT**
(recordable under § 28.222(3)(a), Fla. Stat.)

STATE OF TENNESSEE
COUNTY OF HAMILTON

THIS ASSIGNMENT AND PARTICIPATION is made and entered into on 05/09/2024 by and between Linda Brown ("Assignor") whose address is: 4712 Midland Pike, Unit A, Chattanooga, TN 37411 and Century Investment Group Ops, Inc. ("Assignee") whose address is: 980 North Federal Highway, Suite 110, Boca Raton, FL 33432.

Assignment. Assignor, for good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby assigns, sells and transfers to the Assignee all right, title and interest Assignor has, will have and/or may have, including a springing interest or improvement in title as heir, in excess proceeds related to Account No.103312500 in Escambia County, Florida.

The address of the property sold is 5210 Chatham Rd, Pensacola, FL 32507

Assignor represents:

1. Assignor has been informed that the amount of excess proceeds available for distribution is up to \$46,738.00 and that Assignor may be entitled to receive up to \$23,369.00 of that amount.
2. Prior to this assignment, Assignor had the right to file a claim directly with the Clerk of Court for Assignor's interest in the excess proceeds.
3. Assignor has had the right to consult with an independent attorney of Assignor's choice.
4. Assignee has not held itself out as having specialized knowledge as to recovery of the excess proceeds. If needed, Assignee will hire its own attorneys who have such knowledge.
5. Assignor was the legal titleholder or lienholder of record of the real property that was sold and generated the excess proceeds, or a beneficiary or heir at law of such a titleholder, or a lienholder, at the time that the real property was sold at tax deed sale.
6. Assignor understands the amount of money available will depend on other persons who may have a superior claim to the excess proceeds.
7. Assignor is making the above representations under oath and under penalty of perjury in order for Assignee to receive payment of such excess proceeds.
8. Assignor authorizes the Assignee and/or its agents to receive, deposit, endorse, negotiate, and disburse any checks related to the proceeds obtained.

If one or more probates are required to obtain the excess proceeds, Assignor agrees to assist Assignee by providing and signing all documents to properly probate the excess proceeds.

FURTHER AFFIANT SAYETH NOT.

Linda J. Brown
Name: Linda Brown

Witnessed by:

Name of witness:

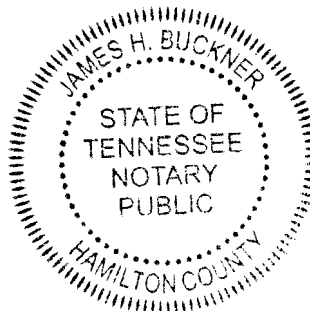
TA V. Elder

Katrina M. Alamo
Name of witness: Katrina M. Alamo

BEFORE ME, the undersigned authority, personally appeared LINDA BROWN, who is personally known by me or who has produced FLORIDA DRIVER LICENSE as identification and who by me was first duly sworn and cautioned, states that he/she executed the foregoing and the contents thereof are true and correct.

IN WITNESS my hand and official seal, this 9 day of MAY, 2024.

James H. Buckner
Notary Public
State of: Tennessee
My commission expires: 1.14.2025



IN THE CIRCUIT COURT OF THE FIRST JUDICIAL
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

IN RE: THE ESTATE OF PROBATE DIVISION

ROBERT JAMES BROWN File No. 2024 CP 000479
III

Deceased. /

JOINDER, WAIVER AND CONSENT

I have an interest in this estate as heir. I acknowledge having received a copy of the Petition for Summary Administration filed or to be filed in this estate, I join in the petition, I waive hearing and notice of hearing on the petition, I consent to this administration, to Mark Harrington serving as petitioner, and to Michael Farrar, Esq. acting as the attorney for the petitioner. I consent to the entry of an order granting the relief requested in the petition without notice or hearing. I confer my status as "beneficiary" to the petitioner for the purposes of this summary administration.

I do not know of any will or codicil of the decedent.

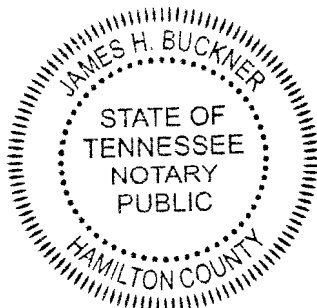
Dated: MAY 9, 2024

Linda J. Brown
Linda J. Brown
4712 Midland Pike Unit A
Chattanooga TN 37411

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization on MAY 9, 2024, by Linda J. Brown, who ☐ is personally known to me or ☒ has produced identification. Type of identification produced: FLORIDA DRIVERS LICENSE

James H. Buckner
Notary Public
State of Tennessee
My commission expires: 1.14.2025



Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Century Investment Group Ops, Inc.		
2 Business name/disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
5 Address (number, street, and apt. or suite no.) See instructions. 980 North Federal Highway, Suite 110		Requester's name and address (optional)
6 City, state, and ZIP code Boca Raton, FL 33432		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
6	1		-	1	6	2	6	0 3 0

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► *Mark Harrington*

Date ► 1/19/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

ORIGIN ID:PHKA (800) 592-7044
MARK HARRINGTON
CENTURY INVESTMENT GROUP
980 NORTH FEDERAL HIGHWAY, STE 110

SHIP DATE: 16MAY24
ACTWGT: 0.50 LB
CAD: 103855765/NET4730

BOCA RATON, FL 33432
UNITED STATES US

BILL SENDER

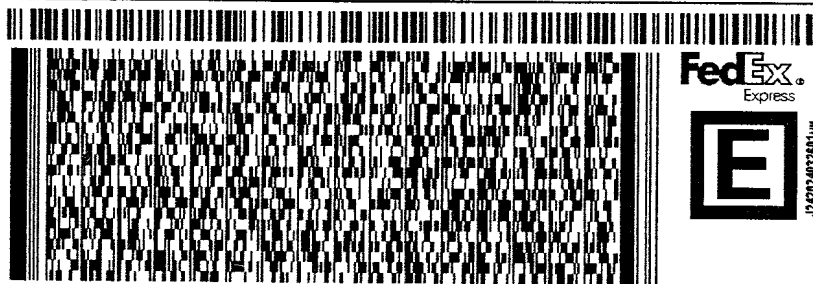
TO **ATTN: TAX DEEDS DEPARTMENT**
ESCAMBIA COUNTY CLERK
221 S. PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502
PENSACOLA FL 32502

(850) 595-3793
INV.
PO

REF.

DEPT.

FedEx Ship Manager - Print Your Label(s)



583J4/C458/AE3

TUE - 21 MAY 5:00P
EXPRESS SAVER

FedEx
0201 7764 188

32502-5833-35

165-4000

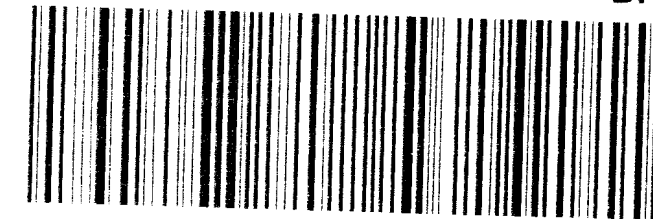
0326 MON 05/20 07:32 PR 1D 4581812
ESCAMBIA COUNTY CLERK
221 PALAFOX PL
STE 110
PENSACOLA FL

AY AA
SAVER

PNSA 32502
FL-US BFM

SP PENSG

PNSA 32502
FL-US
BFM



6106216 17May2024 BCTA 581G4/C458/C088

5/16/24

2024 MAY 20 11:51
PAM CHURCH
CLERK

Insert shipping document here.



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 1, 2024

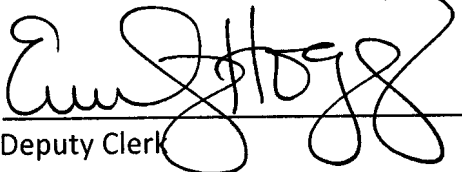
Century Investment Group Ops, Inc.
980 North Federal Highway, Suite 110
Boca Raton, FL 33432

Re: Tax Certificate #04699 of 2021

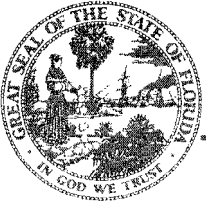
Dear Century Investment Group Ops, Inc.:

Please find enclosed our check #900037330 in the amount of \$34,476.43. This check represents payment of the claim submitted by you on behalf of Linda J. Brown (\$22,984.29) and Luke Brown (\$11,492.14) for the surplus funds being held by the Clerk's Office as a result of the tax deed sale of the real property located at 5210 Chatham Road.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

/hm
Enclosures



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

July 1, 2024

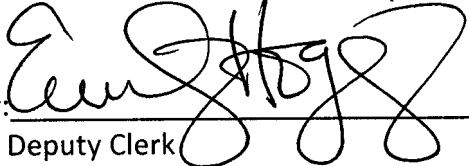
Funds Owed, LLC
4958 Scotts Creek Trail
Peachtree Corners, GA 30096

Re: Tax Certificate #04699 of 2021

Dear Funds Owed, LLC.:

Please find enclosed our check #900037337 in the amount of \$11,492.14 This check represents payment of the claim submitted by you on behalf of Jameson L. Brown, aka Jamie L. Brown, for the surplus funds being held by the Clerk's Office as a result of the tax deed sale of the real property located at 5210 Chatham Road.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

/hm
Enclosures