



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

0325-666

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	WILKEN BRENDAN 3706 GULF BEACH HWY PENSACOLA, FL 32507 3706 GULF BEACH HWY 09-4750-000 W 150 FT OF E1/2 LESS S 300 FT OF E 50 FT OF LT 55 BEYREUTH S/D PLAT DB 74 P 100 OR 7412 P 1645 SEC (Full legal attached.)	Certificate #	2022 / 4550
		Date certificate issued	06/01/2022

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)
# 2022/4550	06/01/2022	2,171.41	108.57	2,279.98
→Part 2: Total*				2,279.98

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)
# 2023/4669	06/01/2023	2,362.57	6.25	118.13	2,486.95
Part 3: Total*					2,486.95

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)	4,766.93
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,405.88
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)	7,547.81

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 3rd, 2024

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

+6.25

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>03/05/2025</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.

W 150 FT OF E 1/2 LESS S 300 FT OF E 50 FT OF LT 55 BEYREUTH S/D PLAT DB 74 P 100 OR 7412 P 1645 SEC 33/4 T2/3S R 31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400302

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
09-4750-000	2022/4550	06-01-2022	W 150 FT OF E1/2 LESS S 300 FT OF E 50 FT OF LT 55 BEYREUTH S/D PLAT DB 74 P 100 OR 7412 P 1645 SEC 33/4 T2/3S R 31

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

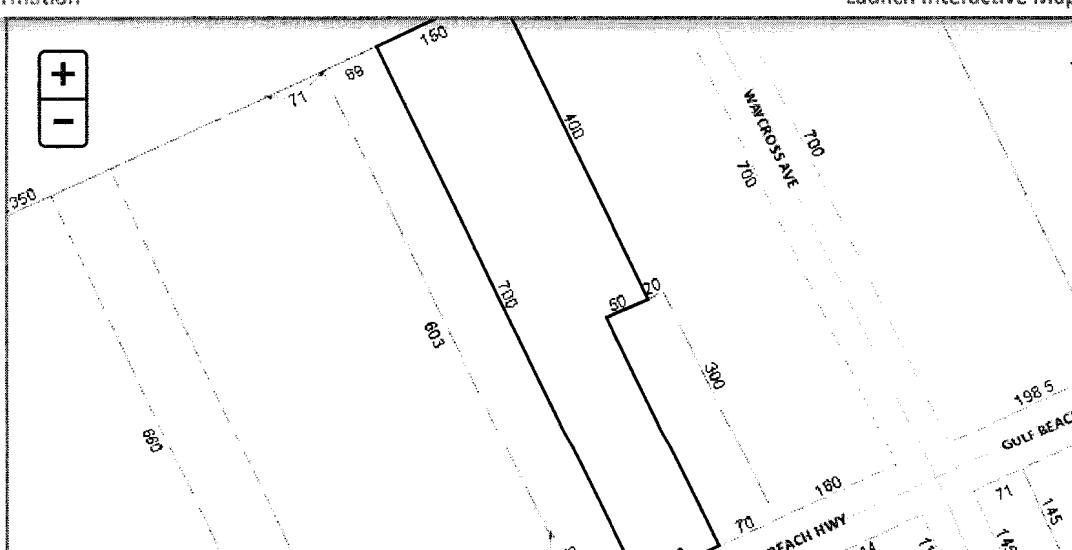
[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	3325311000005055					Year	Land	Imprv	Total	Cap Val
Account:	094750000					2023	\$37,980	\$128,668	\$166,648	\$166,648
Owners:	WILKEN BRENDAN					2022	\$37,980	\$117,146	\$155,126	\$144,995
Mail:	3706 GULF BEACH HWY PENSACOLA, FL 32507					2021	\$37,980	\$94,022	\$132,002	\$131,814
Situs:	3706 GULF BEACH HWY 32507					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2023 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
11/09/2022	8905	587	\$100	QC	🔑	W 150 FT OF E1/2 LESS S 300 FT OF E 50 FT OF LT 55				
09/17/2015	7412	1645	\$45,000	WD	🔑	BEYREUTH S/D PLAT DB 74 P 100 OR 8905 P 587 SEC 33/4				
12/12/2014	7273	1400	\$83,000	CT	🔑	T2/3S... 🔑				
01/16/2014	7125	1623	\$100	OT	🔑	Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						DETACHED GARAGE				

Sales Data		2023 Certified Roll Exemptions	
Sale Date	Book Page Value Type	None	
11/09/2022	8905 587 \$100 QC	Legal Description W 150 FT OF E1/2 LESS S 300 FT OF E 50 FT OF LT 55 BEYREUTH S/D PLAT DB 74 P 100 OR 8905 P 587 SEC 33/4 T2/3S... 🔑	
09/17/2015	7412 1645 \$45,000 WD		
12/12/2014	7273 1400 \$83,000 CT		
01/16/2014	7125 1623 \$100 OT		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Extra Features	
		DETACHED GARAGE	

Parcel Information		Launch Interactive Map	
Section	Map Id:		
33-25-31-1			
Approx. Acreage:	2.1259		
Zoned: 🔑			
CONSULT ZONING AUTHORITY		View Florida Department of Environmental Protection (DEP) Data	
HC/LI			
MDR			
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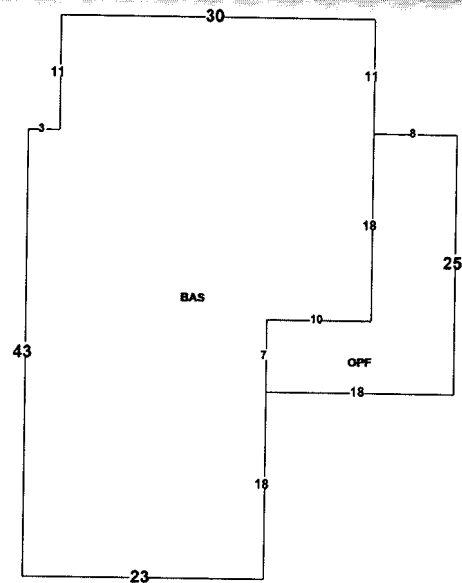
**Evacuation
& Flood
Information**
Open
Report

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Address: 3706 GULF BEACH HWY, Year Built: 1986, Effective Year: 1986, PA Building ID#: 109505

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 1769 Total SF

BASE AREA - 1499
OPEN PORCH FIN - 270

Images



7/15/2016 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04550**, issued the **1st** day of **June, A.D., 2022** 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:

**W 150 FT OF E1/2 LESS S 300 FT OF E 50 FT OF LT 55 BEYREUTH S/D PLAT DB 74 P 100 OR 7412
P 1645 SEC 33/4 T2/3S R 31**

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094750000 (0325-66)

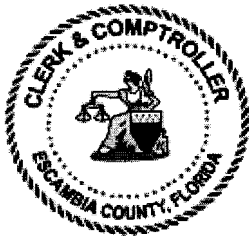
The assessment of the said property under the said certificate issued was in the name of

BRENDAN WILKEN

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

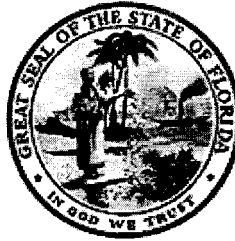
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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



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

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094750000 Certificate Number: 004550 of 2022**

Payor: BLAINE POLLEY 2517 UNION AVE CHATTANOOGA TN 37404 Date 9/13/2024

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total \$531.24
Tax Collector's Total \$8,799.45
Postage \$100.00
Researcher Copies \$0.00
Recording \$10.00
Prep Fee \$7.00
Total Received \$9,447.69

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Redeemed
\$ 8302.35
[Signature]

**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>**



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 #: 09-4750-000 CERTIFICATE #: 2022-4550

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: November 20, 2004 to and including November 20, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **09-4750-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BRENDAN WILKEN**
By Virtue of Quit Claim Deed recorded 12/19/2022 in OR 8905/587
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 LVNV Funding LLC recorded 1/16/2024 – OR 9091/464**
4. Taxes:
Taxes for the year(s) NONE are delinquent.
Tax Account #: 09-4750-000
Assessed Value: \$173,432.00
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:	<u>MAR 5, 2025</u>
TAX ACCOUNT #:	<u>09-4750-000</u>
CERTIFICATE #:	<u>2022-4550</u>

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

BRENDAN WILKEN
3706 GULF BEACH HWY
PENSACOLA, FL 32507

LVNV FUNDING LLC
355 S MAIN STREET STE 300
GREENVILLE, SC 29601

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2024.

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

November 22, 2024

Tax Account #:09-4750-000

LEGAL DESCRIPTION EXHIBIT "A"

**W 150 FT OF E1/2 LESS S 300 FT OF E 50 FT OF LT 55 BEYREUTH S/D PLAT DB 74 P 100 OR 8905
P 587 SEC 33/4 T2/3S R 31**

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4750-000 (0325-66)

Prepared by:
Louis A. Maygarden, III, Esq.
Moorhead Law Group
127 Palafox Place, Suite 200
Pensacola, FL 32502
File No. 21-2394

Parcel ID No. 3328311000005055

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Julie Wilken, an unmarried woman, whose address is 40 Wood Pointe Drive, Apartment 64, Greenville, South Carolina 29615 ("Grantor"), for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby release, remise, and quitclaim to Brendan Wilken, an unmarried man, whose mailing address is 3706 Gulf Beach Highway, Pensacola, FL 32507 ("Grantee"), and the heirs, personal representatives, successors and assigns of Grantee, forever, all of Grantor's right, title, and interest in and to the following described land situated in Escambia County, Florida, to-wit:

THE WEST 150 FEET OF THE EAST 1/2, LESS THE SOUTH 306 FEET OF THE EAST 50 FEET OF LOT 55, BAYFOOTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 74, PAGE 100 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TO HAVE AND TO HOLD unto Grantee, and the successors and assigns of Grantee, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Grantor represents the land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, if any, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

The preparer of this deed represents that: this deed has been prepared at the express direction of the Grantee solely from the legal description found in the deed to Grantor; that no title search, survey, or inspection of the above-described property has been performed by the preparer; that the title to the above-described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 9 day of November, 2022.

Signed, sealed and delivered
in the presence of:

Erin Porterfield

Print Name:

Erin Porterfield

Print Name:

Brian Darts

B Darts

Julie Wilken

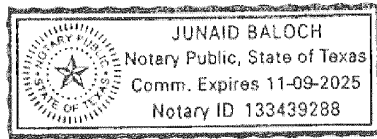
Julie Wilken

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence this 09 day of November, 2022, by Julie Wilken () who is personally known to me or (-) who produced Driver License as identification.

2



NOTARY PUBLIC

A handwritten signature in black ink, appearing to read "Junaid Baloch", written over a horizontal line.

Filing # 189474887 E-Filed 01/10/2024 12:54:07 PM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CASE NO.: 2023 SC 006057

LVNV FUNDING LLC
355 S MAIN STREET STE 300
GREENVILLE SC 29601
Plaintiff,

vs.

BRENDAN WILKEN
3706 GULF BEACH HWY.
PENSACOLA FL 32507
Defendant(s)/

DEFAULT FINAL JUDGMENT

At a Small Claims Pre-Trial Conference on December 13, 2023, the Plaintiff appeared but the Defendant did NOT, after proper service. Therefore, the Plaintiff is entitled to a Final Judgement, and it is hereby,

ORDERED AND ADJUDGED that the Plaintiff, LVNV FUNDING LLC, located at 355 S Main Street Ste 300, Greenville SC 29601, does hereby have, receive and recover damages against the Defendant, BRENDAN WILKEN, in the principal sum of \$1,580.31 together with costs in the amount of \$303.00, which shall bear interest at the legal rate pursuant to Fla. Stat. §55.03 as of the date of the entry of this judgment and thereafter shall bear interest at the rate set by the Chief Financial Officer of the State of Florida until paid, for which let execution issue. Jurisdiction of this case is retained to enter further orders that are proper.

In cases wherein one party is unrepresented (pro se), it is responsibility of the sole attorney in the case to serve within five business days this (order or judgment) upon any pro se party who does not have access to nor is a registered user of the Florida Courts e- Filing Portal.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.


01/10/2024 11:17:08
2023 SC 006057
signed by: COUNTY COURT JUDGE SCOTT RITCHIE 01/10/2024 11:17:08 C:\MS\CVge
Judge Scott Ritchie

cc: Andreu, Palma, Lavin & Solis, PLLC, Attorneys for Plaintiff Defendant