



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

0725-17

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	BLACK CUB, LLC SB MUNI CUST FOR PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 23, 2024
Property description	BRADY HENRY M 8438 CHARLEY BOOTHE RD FAIRHOPE, AL 36532 16691 PERDIDO KEY 10-4625-835 W 55 FT OF E 110 FT OF W 570 FT OF GOVT LT 2 LYING N OF ST RD 292 R/W OR 3001 P 984 OR 1402 P 529	Certificate #	2022 / 5260
		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)
# 2022/5260	06/01/2022	5,745.90	287.30	6,033.20
→Part 2: Total*				6,033.20

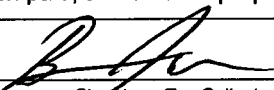
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2023/5422	06/01/2023	6,167.93	6.25	0.00	6,174.18
Part 3: Total*					6,174.18

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)	12,207.38
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,360.56
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)	18,942.94

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:  Escambia, Florida
Date April 25th, 2024
Signature, Tax Collector or Designee

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

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>07/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS *46.25*

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400751

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191,

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
10-4625-835	2022/5260	06-01-2022	W 55 FT OF E 110 FT OF W 570 FT OF GOVT LT 2 LYING N OF ST RD 292 R/W OR 3001 P 984 OR 1402 P 529

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
BLACK CUB, LLC
SB MUNI CUST FOR
PO BOX 31191
TAMPA, FL 33631-3191

04-23-2024
Application Date

Applicant's signature

View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:16691 PERDIDO KEY, Year Built: 1995, Effective Year: 1995, PA Building ID#: 122776

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-LAP.AAVG

FLOOR COVER-CARPET

FOUNDATION-PILINGS

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-8

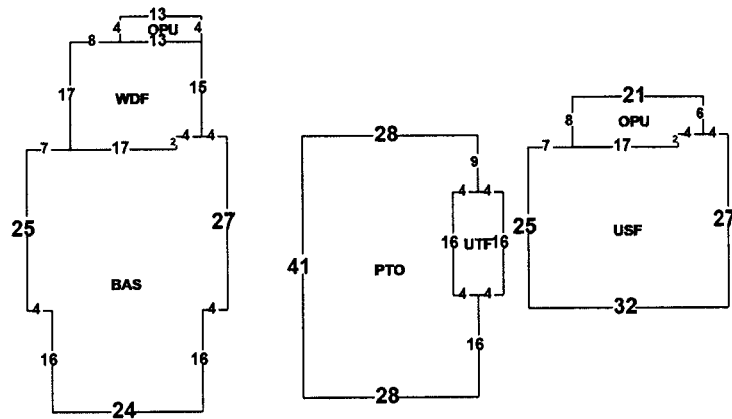
NO. STORIES-2

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABL/HIP HI PTC

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



 Areas - 3789 Total SF

BASE AREA - 1200

OPEN PORCH UNF - 212

PATIO - 1084

UPPER STORY FIN - 816

UTILITY FIN - 128

WOOD DECK FIN - 349

Images



11/4/2019 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.

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: 104625835 Certificate Number: 005260 of 2022

Payor: ESTATE OF HENRY MILLER BRADY 926 SEA CLIFF DRIVE FAIRHOPE AL 36532
Date 9/19/2024

Clerk's Check #	1	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$23,211.35
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$23,886.95

\$20,540.11
\$20,557.11

PAM CHILDERS
Clerk of the Circuit Court

Received 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
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

Case # 2022 TD 005260

Redeemed Date 9/19/2024

Name ESTATE OF HENRY MILLER BRADY 926 SEA CLIFF DRIVE FAIRHOPE AL 36532

Clerk's Total = TAXDEED	\$558.60 \$20,540.11
Due Tax Collector = TAXDEED	\$23,211.35
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104625835 Certificate Number: 005260 of 2022

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="9/19/2024"/>
Months	15	5
Tax Collector	<input type="text" value="\$18,942.94"/>	<input type="text" value="\$18,942.94"/>
Tax Collector Interest	\$4,262.16	\$1,420.72
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$23,211.35	<input type="text" value="\$20,369.91"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$102.60	\$34.20
Total Clerk	\$558.60	<input type="text" value="\$490.20"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$23,886.95	\$20,877.11
	Repayment Overpayment Refund Amount	\$3,009.84
Book/Page	<input type="text" value="9171"/>	<input type="text" value="626"/>



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 #: 10-4625-835 CERTIFICATE #: 2022-5260

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: March 17, 2005 to and including March 17, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **10-4625-835**

1. The Grantee(s) of the last deed(s) of record is/are: **HENRY M BRADY**

By Virtue of Deed recorded 1/8/1980 in OR 1402/529 and Deed recorded 5/8/1991 in OR 3001/984

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. **NONE**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-4625-835

Assessed Value: \$486,093.00

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: JUL 2, 2025

TAX ACCOUNT #: 10-4625-835

CERTIFICATE #: 2022-5260

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>2024</u> tax year.

**HENRY M BRADY AND
EST OF HENRY MILLER BRADY
C/O HERMINE BRADY-GREEN
926 SEA CLIFF DR
FAIRHOPE, AL 36532**

**HENRY M BRADY AND EST OF
HENRY MILLER BRADY
8438 CHARLEY BOOTHE RD
FAIRHOPE, AL 36532**

**HENRY M BRADY AND EST OF
HENRY MILLER BRADY
16691 PERDIDO KEY DR
PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 19th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:10-4625-835

**LEGAL DESCRIPTION
EXHIBIT "A"**

**W 55 FT OF E 110 FT OF W 570 FT OF GOVT LT 2 LYING N OF ST RD 292 R/W OR 3001 P 984 OR
1402 P 529**

SECTION 06, TOWNSHIP 4 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-4625-835(0725-17)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

To Robert F. Clark ✓
attorney
2015x 2705
Mobile, Ala. (36601)

KNOW ALL MEN BY THESE PRESENTS, that we, Gordon G. Armstrong, Jr. and Margaret Claire Armstrong, husband and wife and Henry M. Brady and Patricia M. Brady, husband and wife, hereinafter referred to as the Grantors, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, cash in hand paid to the Grantors by Henry M. Brady and Patricia M. Brady, husband and wife, hereinafter referred to as the Grantees, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, as tenants in common with equal interest for the period or term they both survive and to the survivor of them at the death of the other, all that certain real property lying and being situated in the County of Escambia, State of Florida, more particularly described as follows:

PARCEL C: The East 55.00 feet of the West 515.00 feet of Government Lot 2, Section 6, Township 4 South, Range 32 West, which lies north of the north right-of-way of State Road #292 according to survey by Baskerville Donovan Engineers, Inc. dated May 10, 1979.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantees for the period or term that they shall both survive and unto the survivor of the said Grantees at the death of the other and to the heirs and assigns of said survivor in fee simple absolute forever.



IN WITNESS WHEREOF, we, the undersigned Grantors,
have hereunto set our hands and seals on this, the 17
day of December, 1979.

Gordon G. Armstrong, Jr. (SEAL)
GORDON G. ARMSTRONG, JR.

Margaret Claire Armstrong (SEAL)
MARGARET CLAIRE ARMSTRONG

Henry M. Brady (SEAL)
HENRY M. BRADY

Patricia M. Brady (SEAL)
PATRICIA M. BRADY

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

Before the subscriber personally appeared Gordon G. Armstrong, Jr., Margaret Claire Armstrong, Henry M. Brady and Patricia M. Brady, known to me to be the individuals described by said name in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal on this 17
day of December, 1979.

Barbara E. Ellis
NOTARY PUBLIC

My Commission Expires: 8/29/83

Signed, sealed and delivered in the presence of:

James Arnold
Donna Price

This instrument prepared by; Robert F. Clark, Stokes, Clark & McAtee, Attorneys at Law, 160 Congress Street, Mobile, Alabama 36603

995633

FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA. ON

JAN 8 4 37 PM '80

IN WITNESS WHEREOF, I HAVE
JOHN F. DAVIS, COMPTROLLER
ESCAMBIA COUNTY

5-1
2/5/55

30017 984

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that I, PATRICIA M. BRADY, divorced and not remarried, hereinafter referred to as the Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, cash in hand paid to me by HENRY M. BRADY, hereinafter referred to as the Grantee, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, all of my undivided right, title and interest in and to all that certain real property lying and being situated in the County of Escambia, State of Florida, more particularly described as follows:

The East 55.00 feet of the West 515.00 feet of Government Lot 2, Section 6, Township 4 South, Range 32 West, which lies north of the north right-of-way of State Road #292 according to survey by Daskerville Donovan Engineers, Inc. dated May 10, 1979.

To have and to hold, the same together with all and singular the rights, members, privileges, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, his heirs and assigns, FOREVER.

IN WITNESS WHEREOF, I, the undersigned Grantor, have hereunto set my hand and seal on this, the 29th day of April, 1991.

This signed and sealed in the presence of:

M. E. Wynne
M. E. Wynne
(Please Print Name)

Cheryl Leachman
Cheryl Leachman
(Please Print Name)

Patricia M. Brady (SEAL)
PATRICIA M. BRADY
Address: 926 Sandliff Drive
Fairhope, Alabama 36532
S.S.N.: 423-64-5510

Parcel Identification Number: _____

STATE OF ALABAMA
COUNTY OF BALDWIN

The foregoing instrument was acknowledged before me this 29th day of April, 1991, by Patricia M. Brady.

Cheryl Leachman
NOTARY PUBLIC
My Commission Expires: September 17, 1991

Grantee's Address:
207 South Mobile Street
Apartment 209
Fairhope, Alabama 36532
S.S.N.: 418-44-0911

May 8, 1991
A. E. Stone, Jr., Notary Public
Notary Seal

This instrument prepared by: Norborne C. Stone, Jr., Stone, Granade, Crosby & Blackburn, P.C., Post Office Drawer 1509, Bay Minatta, Alabama 36507.