



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

0225-74

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 26, 2024
Property description	BROWN BRITTANY A 4925 HIGHWAY 95-A NORTH MOLINO, FL 32577 4925 HIGHWAY 95A NORTH 12-0318-050 COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TO (Full legal attached.)	Certificate #	2022 / 6182
		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)
# 2022/6182	06/01/2022	778.74	38.94	817.68
→Part 2: Total*				817.68


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)
# 2023/6309	06/01/2023	871.18	6.25	143.74	1,021.17
Part 3: Total*					1,021.17

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)	1,838.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	826.12
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)	3,039.97

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 April 29th, 2024

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>08/06/2025</u>	
Signature, Clerk of Court or Designee <u>2/5/2025</u>	

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.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 281.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7000, AT PAGE 1903, AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 322.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 225.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 95-COUNTY ROAD NO. 95A (100 MIN R/W); THENCE GO SOUTH 32 DEGREES 03 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO SOUTH 75 DEGREES 16 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 196.34 FEET; THENCE GO NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 108.00 FEET TO SAID NORTH LINE AND POB OR 7363 P 1196

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400844

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
12-0318-050	2022/6182	06-01-2022	COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 281.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7000, AT PAGE 1903, AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE NORTHLINE OF SAID PARCEL FOR A DISTANCE OF 322.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 225.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 95-COUNTY ROAD NO. 95A (100 MIN RIW); THENCE GO SOUTH 32 DEGREES 03 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO SOUTH 75 DEGREES 16 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 196.34 FEET; THENCE GO NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 108.00 FEET TO SAID NORTH LINE AND POB OR 7363 P 1196

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

04-26-2024
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:	152N311402001001					Year	Land	Imprv	Total	Cap Val
Account:	120318050					2023	\$3,800	\$50,918	\$54,718	\$48,676
Owners:	BROWN BRITTANY A					2022	\$3,800	\$45,486	\$49,286	\$44,251
Mail:	4925 HIGHWAY 95-A NORTH MOLINO, FL 32577					2021	\$3,800	\$36,429	\$40,229	\$40,229
Situs:	4925 HIGHWAY 95A NORTH 32577					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				
06/22/2015	7363	1196	\$42,000	WD	🔑	COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15,... 🔑				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						CARPORT METAL SHED				

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/22/2015	7363	1196	\$42,000	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

Parcel Information

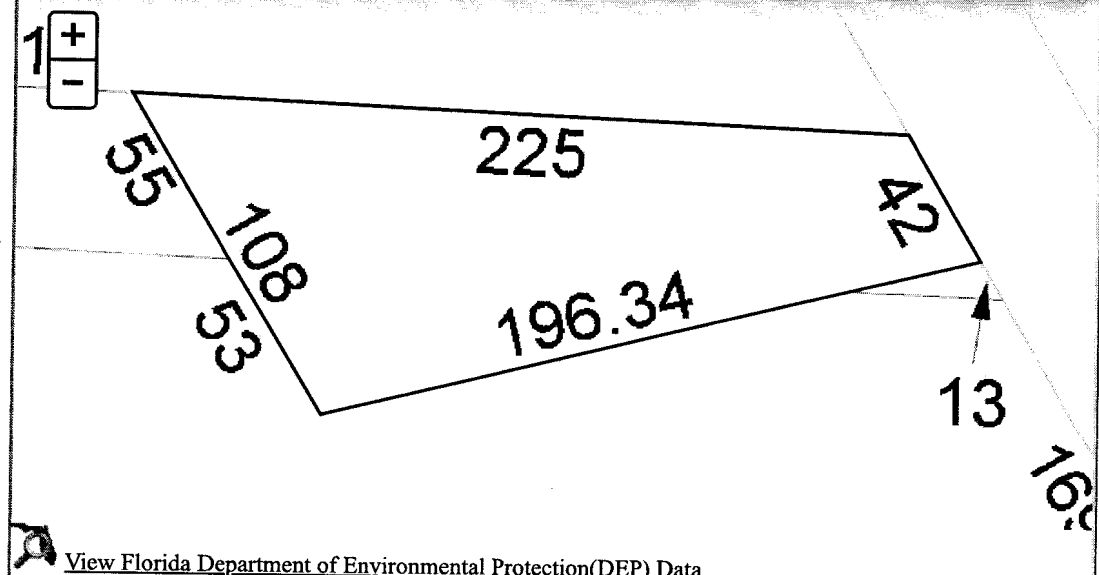
[Launch Interactive Map](#)

Section
Map Id:
15-2N-31

Approx.
Acreage:
0.3224

Zoned:

RMU
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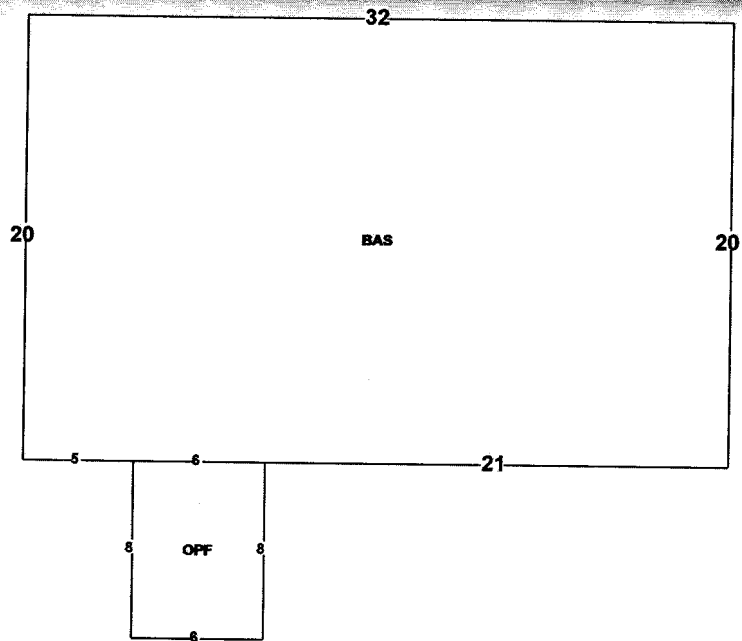
Evacuation
& Flood
Information
Open
Report

Buildings

Address: 4925 HIGHWAY 95A NORTH, Year Built: 1985, Effective Year: 1985, PA Building ID#: 12387

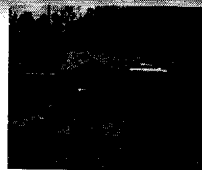
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 688 Total SF
BASE AREA - 640
OPEN PORCH FIN - 48

Images



4/21/2021 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: 05/08/2024 (rc.6808)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 06182**, 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:

(see attached)

SECTION 15, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120318050 (0225-74)

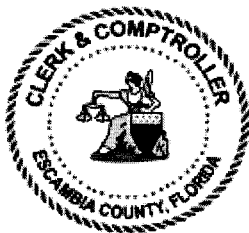
The assessment of the said property under the said certificate issued was in the name of

BRITTANY A BROWN

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

Dated this 10th 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.



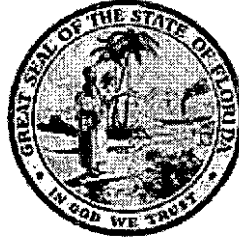
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 281.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7000, AT PAGE 1903, AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE NORTHLINE OF SAID PARCEL FOR A DISTANCE OF 322.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 225.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 95-COUNTY ROAD NO. 95A (100 MIN R/W); THENCE GO SOUTH 32 DEGREES 03 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO SOUTH 75 DEGREES 16 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 196.34 FEET; THENCE GO NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 108.00 FEET TO SAID NORTH LINE AND POB OR 7363 P 1196

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: 120318050 Certificate Number: 006182 of 2022

Payor: PAUL ARMSTRONG 4925 HIGHWAY 95-A NORTH MOLINO, FL 32577 Date
11/13/2024

Clerk's Check #	1	Clerk's Total	\$524.40	\$3,549.30
Tax Collector Check #	1	Tax Collector's Total	\$3,502.22	
		Postage	\$100.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$4,143.62	

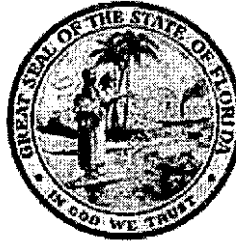
\$3,566.30

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
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 JURY ASSEMBLY
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 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 006182

Redeemed Date 11/13/2024

Name PAUL ARMSTRONG 4925 HIGHWAY 95-A NORTH MOLINO, FL 32577

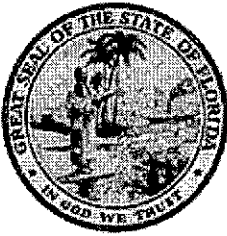
Clerk's Total = TAXDEED	\$524.40	\$3,549.30
Due Tax Collector = TAXDEED	\$3,502.22	
Postage = TD2	\$100.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 120318050 Certificate Number: 006182 of 2022

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/5/2025"/>	Redemption Date <input type="text" value="11/13/2024"/> 
Months	10	7
Tax Collector	<input type="text" value="\$3,039.97"/>	<input type="text" value="\$3,039.97"/>
Tax Collector Interest	\$456.00	\$319.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,502.22	<input type="text" value="\$3,365.42"/> 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	\$68.40	\$47.88
Total Clerk	\$524.40	<input type="text" value="\$503.88"/> 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	\$4,143.62	\$3,886.30
	Repayment Overpayment Refund Amount	\$257.32
Book/Page	<input type="text" value="9145"/>	<input type="text" value="275"/>



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 #: 12-0318-050 CERTIFICATE #: 2022-6182

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 7, 2004 to and including October 7, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 11, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 11, 2024

Tax Account #: **12-0318-050**

1. The Grantee(s) of the last deed(s) of record is/are: **BRITTANY A BROWN**
By Virtue of Warranty Deed recorded 6/22/2015 in OR 7363/1196
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. **MSBU Lien in favor of Escambia County recorded 10/8/1998 OR 4321/1403**
 - b. **Judgment in favor of Escambia County recorded 1/13/2014 OR 7124/540**
4. Taxes:

Taxes for the year(s) 2021-2023 are delinquent.
Tax Account #: 12-0318-050
Assessed Value: \$48,676.00
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: FEB 5, 2025

TAX ACCOUNT #: 12-0318-050

CERTIFICATE #: 2022-6182

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

BRITTANY A BROWN
4925 HIGHWAY 95-A NORTH
MOLINO, FL 32577

BRITTANY A BROWN
229 MADRID RD
CANTONMENT, FL 32533

BRITTNEY J BROWN
4401 ELLYSEE WAY
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 11th day of October, 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

October 11, 2024

Tax Account #:12-0318-050

LEGAL DESCRIPTION EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 281.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7000, AT PAGE 1903, AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE NORTHLINE OF SAID PARCEL FOR A DISTANCE OF 322.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 225.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 95-COUNTY ROAD NO. 95A (100 MIN R/W); THENCE GO SOUTH 32 DEGREES 03 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO SOUTH 75 DEGREES 16 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 196.34 FEET; THENCE GO NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 108.00 FEET TO SAID NORTH LINE AND POB OR 7363 P 1196

SECTION 15, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 12-0318-050(0225-74)

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

.WD12-woH/S - 15-042902

Sales Price: \$42,000.00

Rec
Doc 294.00

Prepared by:

Lara Shields, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

File Number: 15-042902

Parcel ID #: 152N311402000001

WARRANTY DEED

This WARRANTY DEED, dated **June 22, 2015** by **Jerry L Campbell, a married man**, whose post office address is **9650 N Barth Rd Molino, Florida 32577** hereinafter called the GRANTOR, to **Brittany A. Brown, a single woman** whose post office address is *** 4925 Highway 95-A Molino, Florida 32577** hereinafter called the GRANTEE *** 229 Madrid Rd, Cantonment, FL 32533** (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia County, Florida**, viz:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 281.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7000, AT PAGE 1903, AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE GO SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 322.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 225.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 95 - COUNTY ROAD NO. 95A (100' R/W); THENCE GO SOUTH 32 DEGREES 03 MINUTES 58 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE GO SOUTH 75 DEGREES 16 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 196.34 FEET; THENCE GO NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 108.00 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.


TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD, the same in fee simple forever.


AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

 LARA SHIELDS
Witness Print Name:

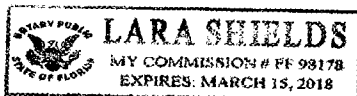

Jerry L Campbell

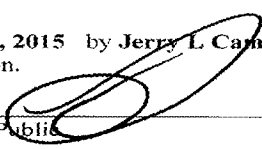
 Stephen Campbell
Witness Print Name:

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **June 22, 2015** by **Jerry L Campbell, a married man** who is either personally known to me or who produced a driver's license as identification.

(SEAL)




Notary Public
Print Name:
My Commission Expires:

State of **FLORIDA**
County of **ESCAMBIA**

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. **ESCAMBIA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.**

Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of said Escambia County, Florida.

Note: Acceptance for filing by County employees of this disclosures shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: **4925 Highway 95-A, Molino, Florida 32577**

LEGAL ADDRESS OF PROPERTY: **4925 Highway 95-A, Molino, Florida 32577**

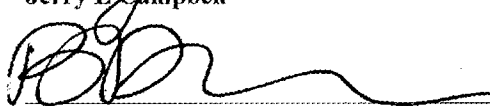
PARCEL I.D. NUMBER: **152N311402000001**

The County (☒) Has Accepted (☐) Has Not Accepted the Abutting Roadway for (☐) Dirt (☒) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Escambia County, Florida, on this **22nd** day of **June 2015**.



Jerry L. Campbell



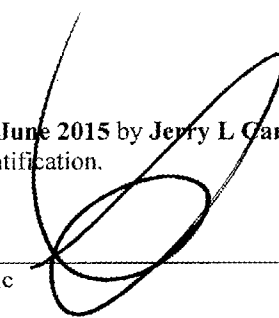
Brittany A. Brown

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **22nd** day of **June 2015** by **Jerry L. Campbell, a married man** who is either personally known to me or who produced a driver's license as identification.

(SEAL)





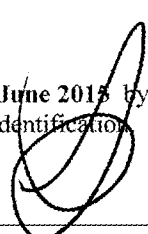
Notary Public
Print Name:
My Commission Expires:

STATE OF **FLORIDA**
COUNTY OF **ESCAMBIA**

THE FOREGOING INSTRUMENT was acknowledged before me this **22nd** day of **June 2015** by **Brittany A. Brown, a single woman** who is either personally known to me or who produced a driver's license as identification.

(SEAL)





Notary Public
Print Name:

OR BK 4321 PG1403
Escambia County, Florida
INSTRUMENT 98-540419

RCD Oct 08, 1998 08:08 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-540419

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: SOLAND JAMES
4925 HWY 95A N
MOLINO FL 32577

ACCT.NO. 12 0318 100 000

AMOUNT \$324.80

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT NW COR OF SE 1/4 OF
NE 1/4 S 281 FT E
151 47/100 FT FOR POB CONT
E 396 FT TO W R/W LI OF CO
HWY 95A SELY ALG W R/W LI
OR 3451 P 836
PROP.NO. 15 2N 31 1402 000 001

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$324.80. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

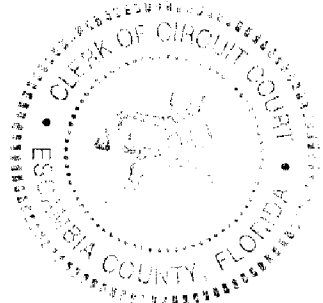
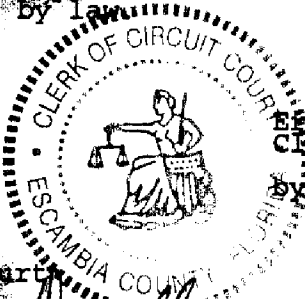
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Georgeanne B. Donnelly*
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director



Recorded in Public Records 01/13/2014 at 12:05 PM OR Book 7124 Page 540,
Instrument #2014002185, Pam Childers Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2010 MM 024397 B

BRITTNEY J BROWN
4401 ELLYSEE WAY
PENSACOLA, FL 32505

DIVISION: I
DATE OF BIRTH: 11/21/1986
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **DECEMBER 27, 2013**, an order assessing fines, costs, and additional charges was entered against the Defendant, **BRITTNEY J BROWN** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$523.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

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

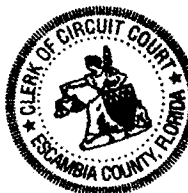
FOR WHICH LET EXECUTION ISSUE.

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

8th day of January 2014.

[Signature]
COUNTY JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT, COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>Brenda S. Siler</u>	D.C.
DATE: <u>1-13-2014</u>	

2014 JAN -8 P 3:20
PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
COUNTY CLERK BRYAN
FILED & RECORDED

(CFCTMMFNLCHRG #24984)