

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

0925-74

Part 1: Tax Deed	Application	n Infor	mation						
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Appl	ication date	Apr 21, 2025			
Property description	BROWN CHARLES L 8626 VICKIE ST PENSACOLA, FL 32514				Cert	ificate#	2023 / 598		
	8620 VICKIE ST 02-1381-100 BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 (Full legal attached.)				certificate issued	06/01/2023			
Part 2: Certificate	es Owned					Appl			
Column 1 Certificate Numbe	r Date	Column of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/598		06/01/20	023		958.41		47.92	1,006.33	
							→Part 2: Total*	1,006.33	
Part 3: Other Cer	tificates R	edeeme	ed by Ap	olicant (C	ther than Co	unty))		
Column 1 Certificate Number	Colum Date of Certificate	Other	Face A	imn 3 mount of ertificate	mn 3 Column 4 Column 5 nount of Tax Collector's Fee Interest			Total (Column 3 + Column 4 + Column 5)	
# 2024/628	06/01/2	2024		1,029.91		6.25	75.53	1,111.69	
	<u></u>						Part 3: Total*	1,111.69	
Part 4: Tax Colle	ector Certi	fied Am	ounts (Li	nes 1-7)					
Cost of all certi	ficates in ap	plicant's	possessio	n and othe			ed by applicant of Parts 2 + 3 above)	2,118.02	
2. Delinquent taxo	es paid by th	ne applica	ant					0.00	
3. Current taxes p	oaid by the a	pplicant						962.52	
4. Property inform	nation report	fee						200.00	
5. Tax deed appli	cation fee							175.00	
6. Interest accrue	d by tax coll	ector und	der s.197.5	42, F.S. (s	ee Tax Collecto	or inst	ructions, page 2)	0.00	
7.						To	tal Paid (Lines 1-6)	3,455.54	
I certify the above in						y infor	mation report fee, ar	nd tax collector's fees	
				****			Escambia, Florid	la	
Sign here:	ature, Vax Colle						Date <u>April 24th, 2</u>	2025	

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	
10.	delication food
11.	
12.	
13.	
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>09/03/2025</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.

BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 DEG 0 MIN E 24 75/100 FT S 70 DEG 11 MIN E 102 35/100 FT S 61 DEG 13 MIN 40 SEC E 84 1/10 FT S 36 DEG 51 MIN 40 SEC W 81 4/10 FT N 53 DEG 00 MIN 53 SEC W 58 2/10 FT N 43 DEG 44 MIN 20 SEC E 52 66/100 FT N 89 DEG 28 MIN 45 SEC W 123 1/10 FT TO POB OR 4804 P 1123 LESS OR 4306 P 546 RD R/W LESS OR 8754 P 387 RIVERS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500235

To: Tax Collector of ESCA	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-154 hold the listed tax certificate and		e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
02-1381-100	2023/598	06-01-2023	BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 DEG 0 MIN E 24 75/100 FT S 70 DEG 11 MIN E 102 35/100 FT S 61 DEG 13 MIN 40 SEC E 84 1/10 FT S 36 DEG 51 MIN 40 SEC W 81 4/10 FT N 53 DEG 00 MIN 53 SEC W 58 2/10 FT N 43 DEG 44 MIN 20 SEC E 52 66/100 FT N 89 DEG 28 MIN 45 SEC W 123 1/10 FT TO POB OR 4804 P 1123 LESS OR 4306 P 546 RD R/W LESS OR 8754 P 387 RIVERS
l agree to: • pay any current taxes	s, if due and		
redeem all outstandir	ng tax certificates plus	interest not in my p	possession, and
 pay all delinquent and 	d omitted taxes, plus in	nterest covering th	e property.
 pay all Tax Collector's Sheriff's costs, if appl 		ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sale certific which are in my possession.	ate on which this applic	cation is based and	dall other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176	i-1540		<u>04-21-2025</u> Application Date
Applicant	's signature		Application pare



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

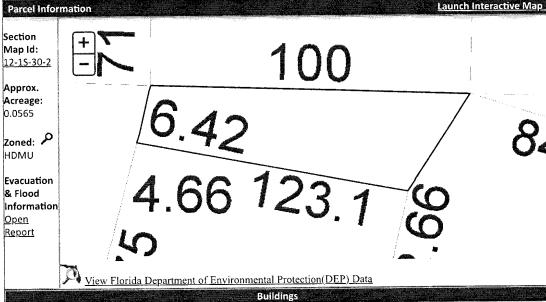
Sale List

<u>Back</u>

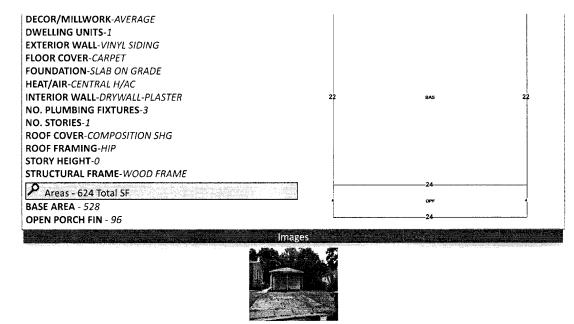


Printer Friendly Version

Nav. Mode Account O Parcel ID								Printer Frie	endly Version	
General Informa	ition					Assessr	nents			
Parcel ID:	1215	305409	0000	06	man and a second	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	0213	81100				2024	\$2,640	\$59,923	\$62,563	\$62,563
Owners:	BRO	WN CH	ARLES	i L		2023	\$1,710	\$57,360	\$59,070	\$58,808
Mail:		VICKIE SACOLA		2514		2022	\$1,710	\$51,752	\$53,462	\$53,462
Situs:	8620	VICKIE	ST 32	2514				Disclaime	er	
Use Code:	SING	LE FAM	IILY R	ESID 🔑						
Taxing Authority:	cou	NTY MS	TU			Tax Estimator Change of Address				toottoolasses specialised and a second
Tax Inquiry: Open Tax Inquiry Window				page 110 111 111 111 111 111 111 111 111 11		nange of Ad	aress			
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						File fo	r Exemption	n(s) Online		
and with the second second							Rej	oort Storm [)amage	
Sales Data Typ	e List:				48	2024 C	ertified Roll E	xemptions	<i>Hateit</i>	
Sale Date Boo	Page	Value	Туре	Multi Parcel	Records	None				
11/2001 4804		\$100		N	D _o	Legal D	escription			
10/2001 479	3 335	\$100	QC	N	Ď			11 S 6 DEG E		
01/1976 102	174	\$500		N	Ca	N 10 D E P		99 FT FOR POB	CONT N 10 [DEG 0 MIN
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller None										



Improvement Type: SINGLE FAMILY, Year Built: 2013, Effective Year: 2013, PA Building ID#: 153206



8/12/2022 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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035059 5/14/2025 2:09 PM
OFF REC BK: 9317 PG: 410 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00598**, issued the **1st** day of **June**, **A.D.**, **2023** 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:

BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 DEG 0 MIN E 24 75/100 FT S 70 DEG 11 MIN E 102 35/100 FT S 61 DEG 13 MIN 40 SEC E 84 1/10 FT S 36 DEG 51 MIN 40 SEC W 81 4/10 FT N 53 DEG 00 MIN 53 SEC W 58 2/10 FT N 43 DEG 44 MIN 20 SEC E 52 66/100 FT N 89 DEG 28 MIN 45 SEC W 123 1/10 FT TO POB OR 4804 P 1123 LESS OR 4306 P 546 RD R/W LESS OR 8754 P 387 RIVERS

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021381100 (0925-74)

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

CHARLES L 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 September, which is the **3rd day of September 2025.**

Dated this 14th day of May 2025.

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.

COMPTROLL TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REF	PORT IS ISSUED TO:			
SCOTT LUNSFORD, I	ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	02-1381-100	CERTIFICATE #:	2023-59	98
REPORT IS LIMITED	TITLE INSURANCE. THE TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN THE	E PROPERTY
listing of the owner(s) of tax information and a list	epared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Book ge 2 herein.	d herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	nt ad valorem and
and mineral or any subs	to: Current year taxes; taxes urface rights of any kind or s, boundary line disputes.			
	sure or guarantee the validity nce policy, an opinion of title			
Use of the term "Report	" herein refers to the Proper	ty Information Report and	d the documents at	ttached hereto.
Period Searched:	June 17, 2005 to and includ	ling June 17, 2025	Abstractor:	Andrew Hunt
BY				
Malphel				

Michael A. Campbell, As President

Dated: June 18, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

June 18, 2025

Tax Account #: 02-1381-100

1. The Grantee(s) of the last deed(s) of record is/are: CHARLES L BROWN

By Virtue of Warranty Deed recorded 8/23/1976 in OR 1029/174 together with Quit Claim Deed recorded 10/30/2001 in OR 4793/335 and Quit Claim Deed recorded 11/19/2001 in OR 4804/1123 Less and Except OR 4306/546 Road Right-of-Way and Less OR

- 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 Cach LLC recorded 8/21/2008 OR 6367/1330
 - b. Judgment in favor of Escambia County recorded 12/30/2008 OR 6410/1993
 - c. Civil Lien in favor of Escabia County Department of Community Corrections recorded 1/23/2009 OR 6418/319
 - d. Civil Lien in favor of Escambia County Department of Community Corrections recorded 11/4/2015 OR 7431/1628
 - e. Judgment in favor of Harrison Finance Company recorded 7/21/2016 OR 7561/879
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 02-1381-100 Assessed Value: \$62,563.00

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 Property Information Report 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 SOLUTIONS

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: PROPERTY INFORMATION	N REPORT FOR TDA
TAX DEED SALE DATE:	SEPT 3, 2025
TAX ACCOUNT #:	02-1381-100
CERTIFICATE #:	2023-598
those persons, firms, and/or agencies having legal i	tes, the following is a list of names and addresses of interest in or claim against the above-described is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12 ☐ Notify Escambia County, 190 Gover ☐ Homestead for 2024 tax year.	·
CHARLES L BROWN	CHARLES L BROWN
8626 VICKIE ST	8620 VICKIE ST
PENSACOLA, FL 32514	PENSACOLA, FL 32514
CACH LLC	CHARLES BROWN
4340 S MONACO ST	2704 BELLVIEW AVE
DENVER, CO 80237	PENSACOLA, FL 32526
COUNTY CRIMINAL DIVISION	ESCAMBIA COUNTY DEPARTMENT
PO BOX 333	OF COMMUNITY CORRECTIONS
PENSACOLA, FL 32592-0333	2251 N PALAFOX ST
TENOTE OFFICE SECTION	PENSACOLA, FL 32501
HARRISON FINANCE COMPANY	THINGITE CHANGE SEEDING
6024 NORTH 9TH AVE	CHARLES BROWN SR
SUITE 1	4005 W BOBE ST LOT 94
PENSACOLA, FL 32504	PENSACOLA, FL 32505
I ENSACULA, FL 32304	I ENSACULA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 18th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

June 18, 2025 Tax Account #:02-1381-100

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 DEG 0 MIN E 24 75/100 FT S 70 DEG 11 MIN E 102 35/100 FT S 61 DEG 13 MIN 40 SEC E 84 1/10 FT S 36 DEG 51 MIN 40 SEC W 81 4/10 FT N 53 DEG 00 MIN 53 SEC W 58 2/10 FT N 43 DEG 44 MIN 20 SEC E 52 66/100 FT N 89 DEG 28 MIN 45 SEC W 123 1/10 FT TO POB OR 4804 P 1123 LESS OR 4306 P 546 RD R/W LESS OR 8754 P 387 RIVERS

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-1381-100(0925-74)

WARRANTY DEED

State of Florida, ESCAMBIA

REC. FEE . SI STAMP -- SUNTAR

unnig	Route 5, Box				21 AL.
***************************************	Pensacola, F' Grantees			°1029 n	sse 174
Know All Men by Thes	e Urescuts: The	Samuel R.	Brown, a		
				_widower,	
for and in consideration of one dollar :	and other good and va	iusble considerations,	the receipt whe	reof in hereby	acknowl-
edged has granted, bargained and sold to				*	
			his		xecutors.
administratura, successors and assigns,	forever, the real prop	erty in <u>Escambi</u>	.aCount	o Plantin da	
Commencing at the Sou- Lot 5, Section 12, To	amenin i Court	h 12 mmm 20 t	a subdiv	ision of	
LOUDTY FIOTIOS PROP	eren Ceremon de la CCC To.				
00' East a distance o	d uistance o: f 199 feet to	r 330 teet, t	hence Nor	th 10°	
courture worth fo.no.	Last a distar	n <i>no of 74 75</i>	fort the		1
70°11' East a distance East a distance of 84	. I Teet than	ma Couth 1006	* * * * * * * * * * * * * * * * * * *	4 4 4 4	nce
of 81.4 feet, thence 1 thence North 43°44'20'					
op"26'40" West a dista	ance of 123.1	feet to poin	reet, that of begi	ence Nort nning.	:h
STATE OF FLORID	₹ \$			· -	
THE STATE OF THE PARTY OF THE P	_ 1				
<u> </u>	0				
Subject to taxes for current year and which are not hereby reimposed. Sub-	to valid casements an	d testrictions of reco	ed affecting the	above propert	y, if any,
To have and to hold, unto the sa all and singular the tenements, heredi	id grantee,hi	.Sheirs, succes	is of record. 3013 and assigns	. farever topol	lhor with
And I covenant that I	aments and appurten	ances thereto belongi	ng or in anywis	appertaining	
with the a Krant Likur to council the sat	ne; that it is free of a	ny lien or encumbrano	ce not shown sho	we and that I	my
heirs, executors and administrators, the assigns, in the quiet and peaceable poshall and will forever warrant and defi	said grantee	his heirs, eant thereof, against a	ecutors, adminis	trators, success	eora, and
IN WITNESS WHEREOF,	;nd. I have becomes	ant MV hand			
August 19 76	- METERINA	sec	and seal	thisZJIQ	day of
Signed, scaled and delivered in the pre	sence of:	0	DBA.	n.	
Anaron Com	Y-Luc-	Samuel	משען	our .	(SEAL)
- Merry 14 - Ulin / 10	T42	/Samuel B.	Brown		(SEAL)
			9 TOWNERS	*************************	(SEAL)
	6		CHMENTADY :	The second secon	
State of FLORIDA		Z FLORIDA \	SURW		
County of ESCAMBIA		1002575 3	0 0, 5 5 6	LERK FILE	
Before the subscriber mesonally	e de Marie	—_L		DERK PILE	*(<i>)</i> .
netore the subscriber personally appear	ed Samuel B.	-Brown			
MKRKK known to me to be the individu	***************************************			iza -in	
executed the foregoing instrument and a	elemantalisad that	said namein a heexecuted th	ind who		7
for the uses and purposes therein set for Given under my hand and official se		August	10 76	٠	5
	$2. \times 7$	1 15263	1.	4	7
annang fan	26 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Notary Public	- 1 80	5 P 233	
My Com	imission expires 74	3/72	1 ɧ .		4.
Prepared by:	*		'. ∦⊯# '	<i>⊃</i> ກັ ກ≭	
Thomas G. Van Matre, J.			: ::! ·		
221 North Palalox Street Part Office Box 747					
Pensacola, Florida 32594	9.3				
		31	Krigh.	9	
		TANDA INTERNATION			

Order: 2025-SEPT-3 Doc: FLESCA:1029-00174

COUNTY OF S

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Lisa English C/O: Bill Thompson's Office Equipment Company

Address:

103 South Baylen Street Pensacola, Florida 32501 850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Space above this line for processing data

Space above this line for recording data

OR BK 4793 PGO33 Escambia County, Florid INSTRUMENT 2001-89737

Deed doc stamps po e esc co 10/30/01 ERNIE LEE MAGAHA,

By:

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 30th day of October 2001, by Charles L. Brown Whose post office address is 8620 Vickey Street, Pensacola, Florida 32514 first party, to Mattie B. Brown whose post office address is 230 East Ensley Street, Pensacola, Florida 32514, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, lega 1 representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars) and other valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11 OF A SUBDIVISION OF LOT 5. SECTION 12. TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY FLORIDA, THENCE SOUTH 6 DEGREES EAST A DISTANCE OF 400 FEET, THENCE SOUTH 80 DEGREES EAST A DISTANCE OF 330 FEET, THENCE NORTH 10 DEGREES 00' EAST A DISTANCE OF 199 FEET TO POINT OF BEGINNING. THENCE CONTINUE NORTH 10 DEGREES OO' EAST A DISTANCE OF 24.75 FEET, THENCE SOUTH 70 DEGREES 11' EAST A DISTANCE OF 102.35 FEET, THENCE SOUTH 61 DEGREES 13' 40" EAST A DISTANCE OF 84.1 FEET, THENCE SOUTH 36 DEGREES 51'40" WEST A DISTANCE OF 81.4 FEET, THENCE NORTH 53 DEGREES 00' 53" WEST A DISTANCE OF 58.2 FEET THENCE NORTH 43 DEGREES 44'20" EAST A DISTANCE OF 52.66 FEET. THENCE NORTH 39 DEGREES 28' 45" WEST A DISTANCE OF 123.1 FEET TO POINT OF BEGINNING.

OR BK 4793 P60336 Escambia County, Florida TNSTRUMENT 2001-897374

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto

belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Wilness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signed, sealed and delivered in the presence of:	~ 0.0
Tander blore	Toballos Ballon
Witness Signature(as to Grantor)	Grantor Signature Charles L. Brown
SANDLE MOORE	Charles L. BROWN
Printed Name	Printed Name
Lisa English	8620 Vicke St Yeasacd A FL.
Witness Signature (as to Grantor)	Post Office Address 35514
Lisa English	3001/
Printed Name	

State of Florida) County of Escambia)

On October 30, 2001 before me, Lisa English, personally appeared Charles L. Brown personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

RCD Oct 30, 2001 10:17 am Escambia County, Florida

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 2001-897374 Signature Sa English

Affiant Known Produced ID

Type of ID Flabi# B650-152-45-102-0

(SEAL)

ROTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD487272
MY COMMISSION EXPIRES JULY 11, 2003

050

OR BK 4804 PG1123 Escambia County, Florida INSTRUMENT 2001-903970

DEED BOC STANDS PD @ ESC CD \$ 0.70 11/19/01 ERNIE LEE. NAGOND, CLERKY By: Stale William

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Name:

Lisa English C/O: Bill Thompson's Office Equipment Company

Address:

103 South Baylen Street Pensacola, Florida 32501

850-434-2365

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S.#(s)

Space above this line for processing data

Space above this line for recording data

QUITCLAIM DEED

This Quit Claim Deed, Executed the 19th day of November 2001, by Mattie B. Brown whose

post office address is 230 East Ensley Street, Pensacola, Florida 32514 first party, to Charles L. Brown whose post office address is 8620 Vicker Street, Pensacola, Florida 32514, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, lega 1 representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 10.00 (Ten Dollars) and other valuable considerations in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 11 OF A SUBDIVISION OF LOT 5, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY FLORIDA, THENCE SOUTH 6 DEGREES EAST A DISTANCE OF 400 FEET, THENCE SOUTH 80 DEGREES EAST A DISTANCE OF 330 FEET, THENCE NORTH 10 DEGREES 00' EAST A DISTANCE OF 199 FEET TO POINT OF BEGINNING, THENCE CONTINUE NORTH 10 DEGREES 00' EAST A DISTANCE OF 24.75 FEET, THENCE SOUTH 70 DEGREES 11' EAST A DISTANCE OF 102.35 FEET, THENCE SOUTH 61 DEGREES 13' 40" EAST A DISTANCE OF 84.1 FEET, THENCE SOUTH 36 DEGREES 51'40" WEST A DISTANCE OF 81.4 FEET, THENCE NORTH 53 DEGREES 00' 53" WEST A DISTANCE OF 58.2 FEET THENCE NORTH 43 DEGREES 44'20" EAST A DISTANCE OF 52.66 FEET, THENCE NORTH 69 DEGREES 28' 45" WEST A DISTANCE OF 123.1 FEET TO POINT OF BEGINNING.

OR BK 4804 PG1124 Escambia County, Florida INSTRUMENT 2001-903970

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEE; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATION, WARRANTIES OR GUARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREINABOVE.

To Have and to Hold The same together with all and singular the appurtenances thereunto

belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first written.

Signéd, sealed and delivered in the presence of:

Dendre More	Malle B. Swom
Witness Signature(as to Grantor)	Grantor Signature Mattie B. Brown
SANGE MOORE	MATTIEB BROWN
Printed Name	Printed Name
Lisa English	230EENSLEY, ST
Witness Signature (as to Grantor)	Post Office Address 32 5/4
LISA English Printed Name	RCD Nov 19, 2001 11:22 Escambia County, Flori
State of Florida) County of Escambia)	Ernie Lee Magaha Clerk of the Circuit C INSTRUMENT 2001-903
me (or proved to me on the basis of satisfactory et to the within instrument and acknowledged to me	personally appeared Mattie B. Brown personally known to ridence) to be the person(s) whose name(s) is/are subscribed that he/she/they executed the same in his/her/their signature(s) on behalf-of which the person(s) acted,
executed the instrument.	mgamare(s) on behalf a vince the person(s) acteu,
WITNESS my hand and official seal.	

Type of ID Pa TO Cond # B 650-542-26-673-0
(SEAL)



12,70

Vickie Street 5409-000-006

DR BK 4306 PG0546 Escambia County, Florida INSTRUMENT 98-519962

DEED DOC STAMPS PD @ ESC CD \$ 0.70
09/14/98 ERNIE LEE MAGNIB, CLERK

QUITCLAIM DEED

WITNESSETH, Grantor for and in consideration of Grantor's intent to donate and dedicate the land described on the attached EXHIBIT 'A' for use by the public, the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby remise, quit claim and convey unto Grantee, its successors and assigns, all right, title, interest, claim and demand which Grantor has in and to the following described land, situated, lying and located in Escambia County, Florida:

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise appertaining or incident, and all the estate right, title, interest, and claim whatsoever of the said Grantor in law or in equity, to the only proper use, benefit, and behalf of the Grantee, its successors and assigns, forever. Grantor hereby waives any right to compensation for the real property other than as provided herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the date first above written

Signed, sealed an delivered	
in the presence of:	GRANTOR:
Kubin Smith	Chades J. Srow
Witness RUBIN Smith	CHARLES L. BRÓWN
Print or Type Witness Name	
Witness Lewis of	
Desapos in from 5 Ta	
Print or Type Witness Name	
"	
STATE OF FLORIDA	
COUNTY OF ESCAMBIA	
TTI C	and the state of t
The foregoing instrument was acknowledged bef	liddid not take an oath and who
to me, () produced current Florida drive	
current as identif	
ds identifi	reation.
	Demoser (inter
Сотт. Ио: СС 536519	Signature of Notary Public
Comm. Exp: April 19, 2000	Demosoy Lewis TR
Motary Public - State of Florids	Name of Notary Printed
	· • • • • • • • • • • • • • • • • • • •
Dembrea Femi z ' 18'	Commission Expires: Faul 19 9 and

Commission Number: e653 651 9

OFFICIAL NOTARY SEAL

Signed, sealed an delivered in the presence of:	GRANTOR:
Witness Smith	BILL BROWN
Print or Type Witness Name	
Witness DENTE STATE OF THE Print or Type Witness Name	
STATE OF FLORIDA COUNTY OF ESCAMBIA	_
	id did not take an oath and who is personally know
to me, () produced current Florida driver current as identifi	
	Signature of Notary Public
OFFICIAL NOTARY SEAL Dempsey Lewis, Jr.	Name of Notary Printed
Notary Public - State of Florida Comm. Exp: April 19, 2000 Comm. No: CC 536519	Commission Expires: Awail 19, 2008 Commission Number: CC 5.36519
ACCEPTA	NCE
TITLE TO THE ABOVE PROPERTY accepted for the Florida at its meeting held on June 24, 1997.	or public use by the Chairman on thisday of e Board of County Commissioners of Escambia County,
	BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA
The state of the s	Mike Bass, Chairman
The state of the s	
ATTEST: ERNIE LEE MAGAHA CLERIFOFTTE CIRCUIT COURT	
Deputy Clerk	
MEIA CO	

This deed was prepared by Larry Goodwin of the Escambia County Engineering Department 1190 West Leonard Street, Pensacola, Fl. 32501 under the supervision of the County Attorney's Office

Return original Document after Recording to County Engineering 1190 West Leonard Street Pensacola, Fl. 32501

1

COMMENCE AT A FOUND 4" X 4" CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 11 OF A SUBDIVISION RECORDED IN DEED BOOK 102, PAGE 487, IN GOVERNMENT LOT 5, SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE OF WASHBURN STREET; THENCE RUN SOUTH 07 DEGREES 05 MINUTES 24 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 126.55 FEET; THENCE RUN SOUTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 390.92 FEET; THENCE LEAVING SAID CENTERLINE RUN SOUTH 00 DEGREES 00 MINUTES 07 SECONDS EAST A DISTANCE OF 105.38 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST A DISTANCE OF 1.22 FEET; THENCE RUN SOUTH 00 DEGREES 02 MINUTES 47 SECONDS WEST A DISTANCE OF 18.80 FEET; THENCE RUN SOUTH B DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 6.44 FEET; THENCE RUN NORTH 80 DEGREES 10 MINUTES 07 SECONDS WEST A DISTANCE OF 4.66 FEET; THENCE RUN NORTH 9 DEGREES 59 MINUTES 53 SECONDS SEST A DISTANCE OF 24.74 FEET TO THE POINT OF BEGINNING. CONTAINING 82 SQUARE FEET, MORE OR LESS.

- 1. NO TITLE SEARCH, TITLE OPINION, OR ABSTRACT WAS PROVIDED TO PRIM AND CROWLEY INC., SURVEYORS, NOR DID PRIM AND CROWLEY, INC., SURVEYORS, DO A TITLE SEARCH ON THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, OR OTHER INSTRUMENTS THAT COULD EFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- 2. THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A FIELD SURVEY.
- 3. DUE TO INACCURACIES AND DISCREPANCIES IN RECORDED DEEDS IN THIS AREA, THIS PARCEL IS SHOWN FOR REFERENCE PURPOSES ONLY. IT IS NOT THE INTENT OF THIS SKETCH TO SHOW OWNERSHIP OF ANY EXISTING PROPERTY. THE ONLY PURPOSE OF THIS SKETCH IS TO SHOW THE PROPOSED RIGHT OF WAY LINES AS THEY RELATE TO OUR INTERPRETATION OF THE LOCATION OF THESE RECORDED DEEDS.

DESCRIPTION SEE ABOVE	
	MOT VALID
COUNTY OF ESCAMBIA STATE OF FLORIDA SECTION 12 TOWNSHIP 1S RANGE 30W RECORDED BOOK PAGE SCALE 1'=40' FIELD BOOK PAGE	NOT VALID UNLESS
I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE	SEALED
OF FLORIDA, CHAPTER 61G17-6 F.A.C., AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS.	WITH AN EMBOSSED

Recorded in Public Records 4/1/2022 12:32 PM OR Book 8754 Page 387, Instrument #2022033169, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$59.50

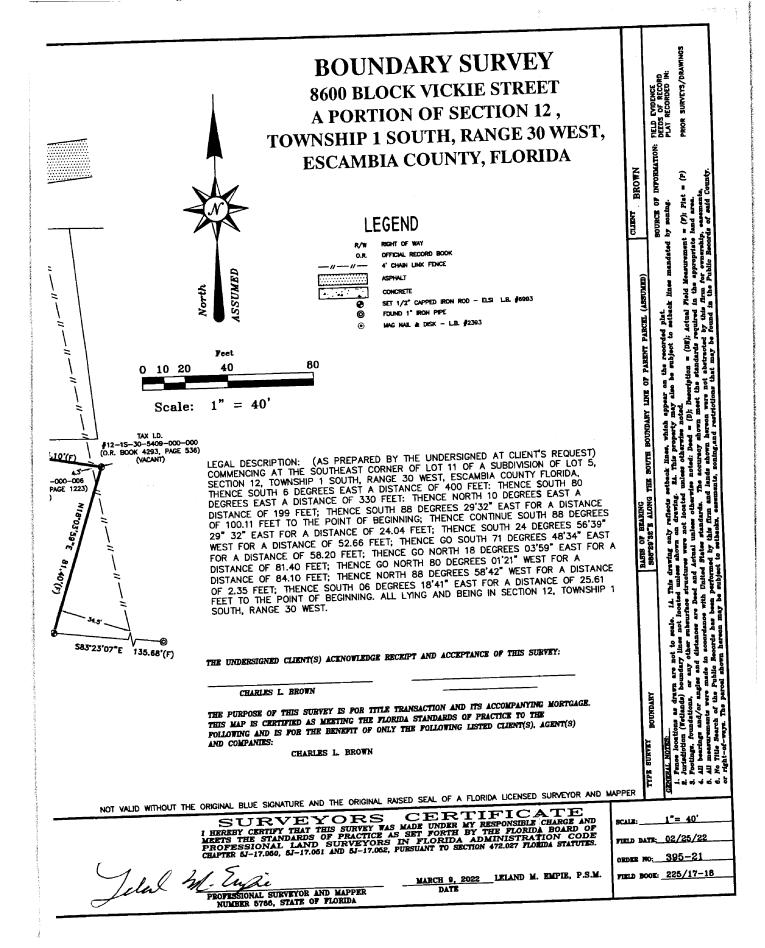
© SmartLegalForms

LF298 Quitclaim Deed 12-20, Pg. 1 of 4

Quitclaim Deed

RECORDING REQUESTED BY	
AND WHEN RECORDED MAIL TO:	
COUNCE KINESO, Grant	tee(s)
2484 Southwood & low	Rd.
Sallahassel 36	(31)
Consideration: \$ \$ 500, 00	•
Property Transfer Tax: \$	
Assessor's Parcel No.:	
PREPARED BY:	certifies herein that he or she has prepared
this Deed.	
Signature of Preparer	Date of Preparation
Printed Name of Preparer	
THIS QUITCLAIM DEED, executed on May	1 31, 2022 in the County of
by Grantor(s), harles	Brown 100
whose post office address is 8 (20 9)	WARD OF JAMAUCOW, IT
to Grantee(s), June 1	
whose post office address is 2484 AU	thwood than to lellant
	A P P P P P 2311
WITNESSETH, that the said Grantor(s),	William Stown Color
for good consideration and for the sum of	ghtis fine rundring 2/100
(\$\frac{1}{3}\frac{500,00}{0}\) paid by the said Grantee(s	the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto	•
•	

interest and claim which the said Grantor(s) have land, and improvements and appurtenances there	
State of And appointments and appointment of the state of the specific	
to this Quitclaim Deed, which is attached hereto a	
to this Quitclaim beed, which is attached hereto a	na moorporated norom by reference.
IN WITNESS WHEREOF, the said Grantor(s) has syear first above written. Signed, sealed and deliver	signed and sealed these presents the day and ered in presence of:
GRANTOR(S):	
Signature of Grantor	Signature of Second Grantor (if applicable)
ALLADI ES / SROMAN	
Print Name of Grantor	Print Name of Second Grantor (if applicable)
() B -	\sim 1 1 ρ
Signature of First Witness to Grantor(s)	Signature of Second Witness to Grantor(s)
JOHNNY BROWN	Mi book Pintels
Print Name of First Witness to Grantor(s)	Print Name of Second Witness to Grantor(s)
·	
GRANTEE(S):	
(au in Daine)	
Senature of Grantee	Signature of Second Grantee (if applicable)
FUNIAT PUEDS	0.9
Print Name of Grantee	Print Name of Second Grantee (if applicable)
Signature of First Witness to Grantee(s)	Signature of Second Witness to Grantee(s)
Signature of First Witness to Grantee(s)	digitation of booking visitious to distinuous,
Print Name of First Witness to Grantee(s)	Print Name of Second Witness to Grantee(s)
AVE. CIPCULD MADEN	



Recorded in Public Records 08/21/2008 at 12:24 PM OR Book 6367 Page 1330, Instrument #2008063462, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE County COURT IN AND FOR ESCAMBIACOUNTY, FLORIDA CASE NO: 07 CC 8192

CACH, LLC.

Plaintiff,

VS.

DEFAULT FINAL JUDGMENT

CHARLES L BROWN Defendant(s).

THIS CAUSE having coming on before me upon the motion of the Plaintiff herein, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it is:

ORDERED AND ADJUDGED that:

DONE AND ORDERED in, ESCAMBIA County, Florida on this the

day of A

August, 20

B.

Copies furnished to: Borack & Associates, P.A. 2300 Maitland Center Parkway, Suite 200 Maitland, FL 32751

CHARLES L BROWN 8626 VICKIE ST PENSACOLA FL 32507

7Y006590

5492703

COUNTY CIVIL DIVISION FILED & RECORDED

ERMIE LEE MAGANA SCAMBIA COUNTY FL

Case: 2007 CC 008192

00026806380

Dkt: CC1033 Pg#:

Recorded in Public Records 12/30/2008 at 02:57 PM OR Book 6410 Page 1993, Instrument #2008094852, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

CASE NO:

1999 MM 021083 A

DIVISION:

vs

CHARLES BROWN 2704 BELLVIEW AVE PENSACOLA FL 32526

B/M DOB: 04/06/1969

JUDGMENT AGAINST DEFENDANT FOR ATTORNEY'S FEES AND COSTS

It is hereby ordered and adjudged that the above-named defendant shall pay to the Clerk of the Circuit Court on behalf of the State of Florida, the sum of -0- which the Court has determined to be the reasonable value for the assistance of Court-appointed counsel and for taxable costs in this cause, plus an additional \$40.00 Application Fee to be deposited into the Indigent Criminal Defense Trust Fund, for a total of \$40.00.

It is further ordered and adjudged that, in accordance with Section 938.29(2)(a), Florida Statutes, a lien is hereby created against all of the property, both real and personal, of the defendant and his/her estate, in the amount aforesaid, in favor of the State of Florida and shall bear interest at the rate set out in s.55.03 Florida Statutes, for which let execution issue.

Payment toward this lien should be made to Honorable Ernie Lee Magaha, Clerk of the Circuit Court, Attn: County Criminal Division, PO Box 333, Pensacola, FL 32592-0333.

Note: You have the right to have a hearing with respect to the appropriateness of the Public Defender fee imposed by the Court. If you wish to have a hearing, you must file a written request with the Court within ten days of the date hereof.

DONE AND ORDERED this 200 day of December, 2000

cc: Defendant

se: 1999 MM 021083 A

00036937514 Dkt: MM624 Pg#: Recorded in Public Records 01/23/2009 at 03:45 PM OR Book 6418 Page 319, Instrument #2009004520, Ernie Lee Magaha Clerk of the Circuit Court Escambia Pam Childers County, FL

CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025049383 7/1/2025 4:07 PM OFF REC BK: 9342 PG: 77 Doc Type: L2

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff.

CASE: 1999-MM-021083

VS.

Charles Brown

Defendant.

Division: I

CIVIL LIEN

THIS CAUSE came before the Court for plea on December 02, 2008. Upon the evidence presented, the Court authorized the defendant to serve his sentence in the Work Release Program. The Court determines that \$300.00 is due to Department of Community Corrections. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is,

ORDERED AND ADJUDGED that the above-named Defendant shall pay Work Release fees arrears to the Department of Community Corrections, in the amount of \$300.00 which shall accrue interest at the rate of eleven percent (11%) per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, day of January 2009.

e H. Williams, COUNTY JUDGE

Corey Fleetion, Work Release Program Charles Brown, Defendant 2704 Bellview Ave.

Pensacola, Fl. 32526

DOB: 04-06-69

CERTIFIED TO BE A TRUE COPY OF THE

ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDER

& CIDMPTRO CLERK OF THE CIRCUIT COUR

DATE:

1999 MM 021083 A

Dkt: MM642 Pg#:

ASSESSED FOR

Recorded in Public Records 11/04/2015 at 04:32 PM OR Book 7431 Page 1628, Instrument #2015084581, Pam Childers Clerk of the Circuit Court Escambia County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2013 CF 005783A

VS.

DIVISION: J

Name: Charles Brown

Defendant.

CIVIL LIEN

THIS CAUSE comes before the Court for assessment of GPS monitoring fees. Upon the evidence presented, the Court assesses \$900.00 monitoring fees for failing to return the equipment. Therefore, the Court determines that \$900.00 is due to **Department of Community Corrections**. Accordingly, pursuant to the provisions of §938.30, Florida Statutes, it is.

ORDERED AND ADJUDGED that the above-named Defendant shall pay cost of GPS arrears to the **Department of Community Corrections**, in the amount of \$900.00 which shall accrue interest at the rate of **four and seventy-five** percent **(4.75%)** per annum.

ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law for the enforcement of a civil judgment, for which let execution issue.

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida, day of Voranta 2015.

Judge Boss Goodman

CC:

Community Corrections - Accounting

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 & COMPTROL

/ESCANIBIA COUNTY, FLORIDA

DATE: () 11-3-2015

CRIMINAL DIVISION

PAM CHILLERS
LERK OF CIRCUIT COURT
ESCAMBIA COUNTY FL
2015 NOV -2 P 2: 5

Recorded in Public Records 07/21/2016 at 02:46 PM OR Book 7561 Page 879, Instrument #2016055877, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 44242175 E-Filed 07/21/2016 10:28:43 AM

IN THE COUNTY COURT OF ESCAMBIA COUNTY, FLORIDA

Harrison Finance Company,	Case No.: 2016 SC 000423
Plaintiff,	
vs.	
Charles Brown, Sr.,	
Defendant.	
	Anni Anni Anni Anni Anni Anni Anni Anni

DEFAULT FINAL JUDGMENT

This matter came before the Court at the Pre-Trial Conference held on in which the Defendant failed to appear. Based on the Defendant's failure to appear, Plaintiff's Affidavit of Claim and counsel's Affidavit of Attorney's Fees, it is ORDERED AND ADJUDGED that Plaintiff, Harrison Finance Company (whose address is 6024 North 9th Ave, Ste 1,, Pensacola, FL 32504) recover from Charles Brown, Sr., the following amounts, for which let execution issue:

Principal:	\$1,674.25
Accrued Interest as of October 21, 2015 (date matter referred to counsel):	\$367.50
Additional Pre-Judgment Interest (from October 21, 2015 to July 20, 2016):	\$401.31
Pre-Charge Off Late Fees (if any):	\$50.00
Repossession Fees:	\$0.00
Court Costs:	\$248.10
Plaintiff's Attorney's Fees:	\$690.00
TOTAL:	\$3,431,16

The total amount of this judgment shall accrue interest at the rate of 4.84%.

ORDERED at Escambia County, Florida on

Copies furnished to:

Heckman Law Group, P.L. Post Office Box 12492 Tallahassee, FL 32317-2492 E-mail: eservice@heckmanlawgroup.com

HLG File No.: 15-527 KM

Attorney for Plaintiff

Charles Brown, Sr. 4005 W Bobe St, Lot 94 Pensacola, FL 32505

Defendant

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00598 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 17, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

CHARLES L BROWN 8626 VICKIE ST PENSACOLA, FL 32514	CACH LLC 4340 S MONACO ST DENVER, CO 80237				
	6	HARRISON FINANCE COMPANY CHARLES L B 6024 NORTH 9TH AVE SUITE 1 PENSACOLA, FL 32504 PENSACOLA,			
		CHARLES BROWN 2704 BELLVIEW A PENSACOLA, FL 33	VE 4005	RLES BROWN SR 5 W BOBE ST LOT 94 SACOLA, FL 32505	
	6400 N V		190 GOVE	A COUNTY / STATE OF ERNMENTAL CENTER LA FL 32502	FLORIDA

WITNESS my official seal this 17th day of July 2025.

COMPT OF THE STATE OF THE STATE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00598**, issued the **1st** day of **June**, **A.D.**, **2023** 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:

BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 DEG 0 MIN E 24 75/100 FT S 70 DEG 11 MIN E 102 35/100 FT S 61 DEG 13 MIN 40 SEC E 84 1/10 FT S 36 DEG 51 MIN 40 SEC W 81 4/10 FT N 53 DEG 00 MIN 53 SEC W 58 2/10 FT N 43 DEG 44 MIN 20 SEC E 52 66/100 FT N 89 DEG 28 MIN 45 SEC W 123 1/10 FT TO POB OR 4804 P 1123 LESS OR 4306 P 546 RD R/W LESS OR 8754 P 387 RIVERS

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021381100 (0925-74)

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

CHARLES L 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 10:00 A.M. on the **first** Wednesday in the month of September, which is the **3rd day of September 2025.**

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

COMPTAGE A

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Post Property:

8620 VICKIE ST 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 00598, issued the 1st day of June, A.D., 2023 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:

BEG AT SE COR OF LT 11 S 6 DEG E 400 FT S 80 DEG E 330 FT N 10 DEG 0 MIN E 199 FT FOR POB CONT N 10 DEG 0 MIN E 24 75/100 FT S 70 DEG 11 MIN E 102 35/100 FT S 61 DEG 13 MIN 40 SEC E 84 1/10 FT S 36 DEG 51 MIN 40 SEC W 81 4/10 FT N 53 DEG 00 MIN 53 SEC W 58 2/10 FT N 43 DEG 44 MIN 20 SEC E 52 66/100 FT N 89 DEG 28 MIN 45 SEC W 123 1/10 FT TO POB OR 4804 P 1123 LESS OR 4306 P 546 RD R/W LESS OR 8754 P 387 RIVERS

SECTION 12, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021381100 (0925-74)

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

CHARLES L 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 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 21st day of July 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Personal Services:

CHARLES L BROWN 8626 VICKIE ST PENSACOLA, FL 32514



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.



ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE O91571

Document Number: ECSO25CIV028324NON

Agency Number: 25-008123

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 00598 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CHARLES L BROWN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 7/28/2025 at 9:14 AM and served same on CHARLES L BROWN , in ESCAMBIA COUNTY, FLORIDA, at 12:40 PM on 7/29/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: DIANNA BROWN, DAUGHTER, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

C. CEPHA**S**. CPS

Service Fee:

\$40.00

Receipt No:

BILL

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Personal Services:

CHARLES L BROWN 8626 VICKIE ST PENSACOLA, FL 32514



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV028376NON

Agency Number: 25-008154

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 00598 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: CHARLES L BROWN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 7/28/2025 at 9:16 AM and served same at 12:35 PM on 7/29/2025 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:

), CEPHAS, CPS

Service Fee:

\$40.00 BILL

Receipt No: Bl

Printed By: TDH

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 September 3, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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Dated this 21st day of July 2025.

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IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

8620 VICKIE ST 32514



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS, YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

PRODIVED IN

CHARLES L BROWN [0925-74] 8626 VICKIE ST PENSACOLA, FL 32514

CACH LLC [0925-74] 4340 S MONACO ST DENVER, CO 80237

9171 9690 0935 0127 1694 10

9171 9690 0935 0127 1694 27

HARRISON FINANCE COMPANY [0925-74] 6024 NORTH 9TH AVE SUITE 1 PENSACOLA, FL 32504

CHARLES L BROWN [0925-74] 8620 VICKIE ST PENSACOLA, FL 32514

9171 9690 0935 0127 1694 34

9171 9690 0935 0127 1694 41

CHARLES BROWN [0925-74] 2704 BELLVIEW AVE PENSACOLA, FL 32526

9171 9690 0935 0127 1694 58

CHARLES BROWN SR [0925-74] 4005 W BOBE ST LOT 94 PENSACOLA, FL 32505

9171 9690 0935 0127 1694 65

COMMUNITY CORRECTIONS
[0925-74]
6400 N W ST
PENSACOLA FL 32505

pidlines

ESCAMBIA COUNTY / STATE OF FLORIDA [0925-74] 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

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UERTIFIED MAIL Pam Childers Clerk of the Circuit Court & Comptroller Official Records

9171 9690 0935 0127 1694 27

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RETURN TO SENDER

VACANT UNABLE TO FORWARD *1968-04939-09-25 BC: 32502583335

CACH LLC [0925-74] 4340 S MONACO ST DENVER, CO 80237

221 Palafox Place, Suite 110

Pensacola, FL 32502

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HARRISON FINANCE COMPANY [0925-74] 6024 NORTH 9TH AVE SUITE 1

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records 221 Palafox Place, Suite 110

Pensacola, FL 32502

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PENSACOLA, FL 32504

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RETURN TO SENDER

...0008/15/25

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

*2738-00100-26-18 Վլյլիժա<u>իվկակըվթվերի</u>յիր հմեւրայինիկիրել պեկակե

CERTIFIED MAILTO

Pam Childers

Clerk of the Circuit Court & Comptroller Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

MABIA COUNTY.

CHÂRLES BROWN [0925-74] 2704 BELLVIEW AVE

PENSACOLA, FL 32526

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RETURN TO SENDER

INSUFFICIENT ADDRESS UNABLE TO FORWARD

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FIRST-CLASS MAIL

\$008.86⁹ 07/25/2025 ZIP 32502 043M31219251



CERTIFIED MAIL: **Pam Childers** Clerk of the Circuit Court & Comptroller

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quadient FIRST-CLASS MAIL

9008/16/25

\$008.86° 07/25/2025 ZIP 32502 043M31219251

CHARLES I BROWN [0925-74] 8620 VICKIE ST

Official Records

221 Palafox Place, Suite 110 Pensacola, FL 32502

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PENSACOLA, FL 32514 _. 9327010572907013

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RETURN TO SENDER

UNCLAIMED UNABLE TO FORWARD

*2738-00102-26-18

8C: 32502583335 <u>կախանգին կանին հայարդիկին կազգորքներն կարարկին հ</u>

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CERTIFIED MAIL.



CHARLES BROWN SR [0925-74]
4005 W BOBE ST LOT 94
PENSACOLA, FL 32505

Pam Clerk of the Circuit Course

Official 221 Palafox Place Pensacola, FL

AN V

RETURN TO SENDER ATTEMPTED - NOT KNOWN UNABLE TO FORWARD

32502×5827



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 The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 09-03-2025 - TAX CERTIFICATE #'S 00598

in the CIRCUIT Court

was published in said newspaper in the issues of

JULY 31 & AUGUST 7, 14, 21, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, 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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Will Pa

Digitally signed by Michael P Driver DN: c=US, o=The Escambia Sun Press LLC, dnQualfire=20/1410C0000197F4A9F39B00058C1A, cn=Michael P Driver Date: 2025.08.21 11:38:19 -05'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of Al

AUGUST

A.D., 2025

Pather Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.08.21 11:40:56 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



HEATHER TUTTLE

Notary Public, State of Florida

My Comm. Expires June 24, 2028

Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

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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 10:00 A.M. on the first Wednesday in the month of September, which is the 3rd day of September 2025.

Dated this 24th day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

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

oaw-4w-07-31-08-07-14-21-2025