



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 Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	BROWN CHARLES L 8626 VICKIE ST PENSACOLA, FL 32514 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 #	2023 / 598
		Date certificate issued	06/01/2023

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)
# 2023/598	06/01/2023	958.41	47.92	1,006.33
→ Part 2: Total*				1,006.33

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)
# 2024/628	06/01/2024	1,029.91	6.25	75.53	1,111.69
Part 3: Total*					1,111.69

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)	2,118.02
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	962.52
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)	3,455.54

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:	Escambia, Florida
Signature, Tax Collector or Designee	Date April 24th, 2025

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>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

512
R. 12/16

Application Number: 2500235

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
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

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

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information

Parcel ID: 121S305409000006
Account: 021381100
Owners: BROWN CHARLES L
Mail: 8626 VICKIE ST
PENSACOLA, FL 32514
Situs: 8620 VICKIE ST 32514
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$2,640	\$59,923	\$62,563	\$62,563
2023	\$1,710	\$57,360	\$59,070	\$58,808
2022	\$1,710	\$51,752	\$53,462	\$53,462

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data [Type List:](#)

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
11/2001	4804	1123	\$100	QC	N	
10/2001	4793	335	\$100	QC	N	
01/1976	1029	174	\$500	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2024 Certified Roll Exemptions

None

Legal Description

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...

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

Section
Map Id:
12-15-30-2

Approx.
Acreage:
0.0565

Zoned:
HDMU

Evacuation
& Flood
Information
[Open
Report](#)



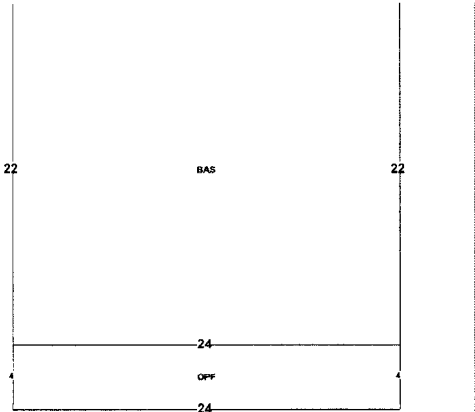
[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

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

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 624 Total SF
BASE AREA - 528
OPEN PORCH FIN - 96



Images



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.



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.



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 REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-1381-100 CERTIFICATE #: 2023-598

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



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 Escambia 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 REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025

TAX ACCOUNT #: 02-1381-100

CERTIFICATE #: 2023-598

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☒☐

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2024 tax year.

CHARLES L BROWN
8626 VICKIE ST
PENSACOLA, FL 32514

CHARLES L BROWN
8620 VICKIE ST
PENSACOLA, FL 32514

CACH LLC
4340 S MONACO ST
DENVER, CO 80237

CHARLES BROWN
2704 BELLVIEW AVE
PENSACOLA, FL 32526

COUNTY CRIMINAL DIVISION
PO BOX 333
PENSACOLA, FL 32592-0333

ESCAMBIA COUNTY DEPARTMENT
OF COMMUNITY CORRECTIONS
2251 N PALAFOX ST
PENSACOLA, FL 32501

HARRISON FINANCE COMPANY
6024 NORTH 9TH AVE
SUITE 1
PENSACOLA, FL 32504

CHARLES BROWN SR
4005 W BOBE ST LOT 94
PENSACOLA, 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

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)

State of Florida,

WARRANTY DEED

ESCAMBIA County

Route 5, Box 130
Pensacola, Florida 32503
Grantees' Address

4.00	REC. FEE
1.50	ST. STAMP
.55	SURTAX
6.05	TOTAL

1029 PAGE 174

Know All Men by These Presents: That Samuel B. Brown, a widower,for and in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged has granted, bargained and sold to Charles L. Brown,

his heirs, executors,

administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:
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° East a distance of 400 feet, thence South 80° East a distance of 330 feet, thence North 10° 00' East a distance of 199 feet to point of beginning, thence continue North 10° 00' East a distance of 24.75 feet, thence South 70° 11' East a distance of 102.35 feet, thence South 61° 13' 40" East a distance of 84.1 feet, thence South 36° 51' 40" West a distance of 81.4 feet, thence North 53° 00' 53" West a distance of 58.2 feet, thence North 43° 44' 20" East a distance of 52.66 feet, thence North 89° 28' 45" West a distance of 123.1 feet to point of beginning.

STATE OF FLORIDA
DOCUMENTARY
DEPT. OF REVENUE
STAMP TAX
AUG 25/76
01.50

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

To have and to hold, unto the said grantee, his heirs, successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.And I covenant that I am well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of any lien or encumbrance not shown above, and that I my heirs, executors and administrators, the said grantee his heirs, executors, administrators, successors, and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of August, 19 76.

Signed, sealed and delivered in the presence of:

Shirley L. Brown
Thom G. Van Matre, Jr.

Samuel B. Brown (SEAL)
Samuel B. Brown (SEAL)
(SEAL)
(SEAL)

State of FLORIDA

County of ESCAMBIA

FLORIDA
DOCUMENTARY
SURTAX
AUG 25/76
00.55

CLERK FILE NO.

Before the subscriber personally appeared Samuel B. Brown
xxxxx

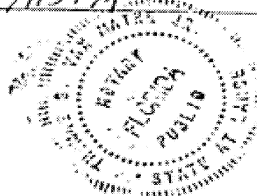
XXXXXX known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of August, 19 76.

Thom G. Van Matre, Jr.
Notary Public

My Commission expires 7/13/79

Prepared by:
Thomas G. Van Matre, Jr.
221 North Palafox Street
Post Office Box 747
Pensacola, Florida 32594



AUG 23 4 47 PM '76
FILED AND RECORDED IN
THE OFFICE OF
THE CLERK OF
ESCAMBIA COUNTY, FLA.
CLERK

757424

OR BK 4793 PG0335
Escambia County, Florida
INSTRUMENT 2001-897374

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

DEED DOC STAMPS PD @ ESC CO \$ 0.70
10/30/01 ERMIE LEE MAGNIA, CLERK

By: 

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

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, legal 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 39 DEGREES 28' 45" WEST A DISTANCE OF 123.1 FEET TO POINT OF BEGINNING.

OR BK 4793 PG0336
Escambia County, Florida
INSTRUMENT 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 Witness 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:

Sandie Moore

Witness Signature(as to Grantor)

SANDIE MOORE

Printed Name

Lisa English

Witness Signature (as to Grantor)

Lisa English

Printed Name

Charles L. Brown

Grantor Signature Charles L. Brown

Charles L. BROWN

Printed Name

8620 Vickie St Pensacola FL

Post Office Address

39514

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.

Signature *Lisa English*

Affiant _____ Known ☒ Produced ID

Type of ID FLA BL# B650-152-45-102-0

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

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

(SEAL)



OR BK 4804 PG 1123
Escambia County, Florida
INSTRUMENT 2001-903970

DEED DOC STAMPS PD @ ESC CO \$ 0.70
11/19/01 ERNIE LEE, MAGISTRATE CLERK
By: Salie Arnold

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

QUIT CLAIM 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 ^{FE MBB} 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, legal 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 89 DEGREES 28' 45" WEST A DISTANCE OF 123.1 FEET TO POINT OF BEGINNING.

OR BK 4804 PG1 124
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.

Signed, sealed and delivered in the presence of:

Sandie Moore
Witness Signature(as to Grantor)

SANDIE MOORE
Printed Name

Lisa English
Witness Signature (as to Grantor)

Lisa English
Printed Name

Mattie B. Brown
Grantor Signature Mattie B. Brown

MATTIE B. BROWN
Printed Name

230 FENSLEY ST
Post Office Address 32514

RCD Nov 19, 2001 11:22 am
Escambia County, Florida

State of Florida)
County of Escambia)

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2001-903970

On November 19, 2001 before me, Lisa English, personally appeared Mattie B. 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.

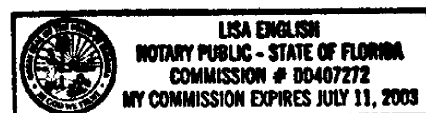
WITNESS my hand and official seal.

Signature *Lisa English*

Affiant _____ Known ☒ Produced ID

Type of ID Florida Card # B650-542-26-673-0

(SEAL)



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

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

By: *[Signature]*

Vickie Street
5409-000-006

QUITCLAIM DEED

THIS INDENTURE made this 9th day of Sept, 1998, between CHARLES L. BROWN and BETTY R. BROWN, husband and wife, whose mailing address is 8620 Vickie Street, Pensacola, FL 32514 as Grantor and the Board of County Commissioners of ESCAMBIA COUNTY, FLORIDA, as Grantee.

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 and delivered
in the presence of:

[Signature: Rubin Smith]
Witness

RUBIN SMITH
Print or Type Witness Name

[Signature: Dempsy Lewis Jr.]
Witness

DEMPSY LEWIS JR.
Print or Type Witness Name

GRANTOR:

[Signature: Charles L. Brown]
CHARLES L. BROWN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of Sept, 1998, by Charles L. Brown, who did not take an oath and who is personally known to me, () produced current Florida driver's license as identification, () produced current () as identification.

Comm. No: CC 536519
Comm. Exp: April 19, 2000
Notary Public - State of Florida
DEMPSY LEWIS, JR.
OFFICIAL NOTARY SEAL

[Signature: Dempsy Lewis Jr.]
Signature of Notary Public
DEMPSY LEWIS JR.
Name of Notary Printed

Commission Expires: April 19, 2000
Commission Number: CC 536519

Signed, sealed and delivered
in the presence of:

Rubin Smith
Witness

Rubik Smith
Print or Type Witness Name

Dempsey Lewis Jr
Witness

DEMPSEY LEWIS JR
Print or Type Witness Name

GRANTOR:

Betty R. Brown
BETTY R. BROWN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9th day of Sept, 1998, by Betty R. Brown, who did not take an oath and who () is personally known to me, () produced current Florida driver's license as identification, () produced current () as identification.

OFFICIAL NOTARY SEAL
DEMPSEY LEWIS, JR.
Notary Public - State of Florida
Comm. Exp: April 19, 2000
Comm. No: CC 536519

Dempsey Lewis Jr
Signature of Notary Public
DEMPSEY LEWIS JR
Name of Notary Printed

Commission Expires: April 19, 2000
Commission Number: CC 536519

ACCEPTANCE

TITLE TO THE ABOVE PROPERTY accepted for public use by the Chairman on this 11th day of September, 1998, as authorized by action of the Board of County Commissioners of Escambia County, Florida at its meeting held on June 24, 1997.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

Mike Bass
Mike Bass, Chairman

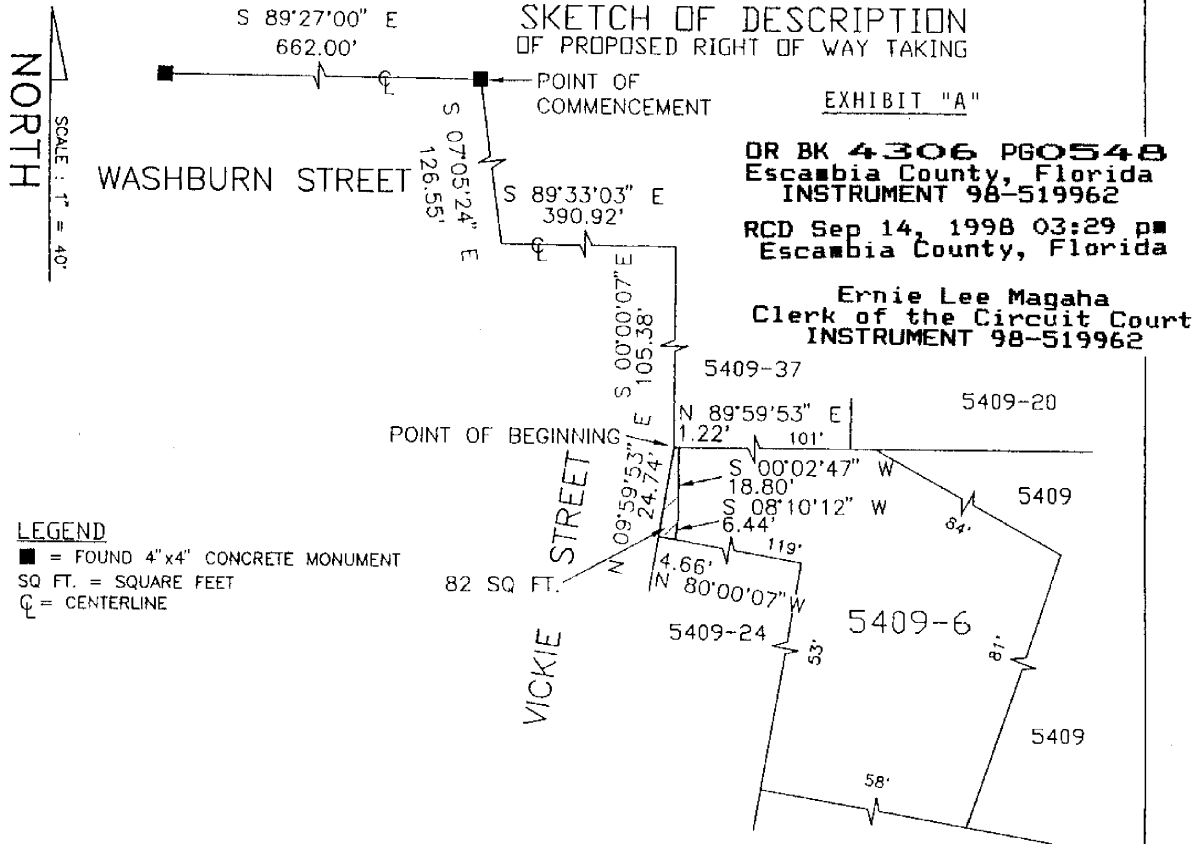
ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
Torres
Deputy Clerk

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

SURVEYORS

SHEET NUMBER 1 OF 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 53 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 8 DEGREES 10 MINUTES 12 SECONDS WEST A DISTANCE OF 6.44 FEET; THENCE RUN NORTH 80 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 4.66 FEET; THENCE RUN NORTH 9 DEGREES 59 MINUTES 53 SECONDS EAST 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

COUNTY OF ESCAMBIA STATE OF FLORIDA SECTION 12 TOWNSHIP 1S RANGE 30W
RECORDED BOOK PAGE SCALE 1"=40' FIELD BOOK PAGE

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 61G17-6 F.A.C., AS ESTABLISHED BY THE FLORIDA BOARD OF LAND SURVEYORS.

NOT VALID
UNLESS
SEALED
WITH AN
EMBOSS

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Emmie Rivers, Grantee(s)
2484 Southwood Plow Rd,
Chilchassee, AL 32311

Consideration: \$ 8,500.00

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 March 31, 2022 in the County of

Escambia, State of Florida

by Grantor(s), Charles L. Brown

whose post office address is 8620 Vickie St, Pensacola, FL

to Grantee(s), Emmie Rivers

whose post office address is 2484 Southwood Plow Rd, Tallahassee, FL 32311

WITNESSETH, that the said Grantor(s), Charles L. Brown

for good consideration and for the sum of Eighty five hundred 00/100
(\$ 8,500.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of _____, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Charles L. Brown
Signature of Grantor

CHARLES L. BROWN
Print Name of Grantor

Johnny Brown
Signature of First Witness to Grantor(s)

JOHNNY BROWN
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Michael Rivers
Signature of Second Witness to Grantor(s)

Michael Rivers
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Eunice Rivers
Signature of Grantee

EUNICE RIVERS
Print Name of Grantee

Michael Rivers
Signature of First Witness to Grantee(s)


Michael Rivers
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

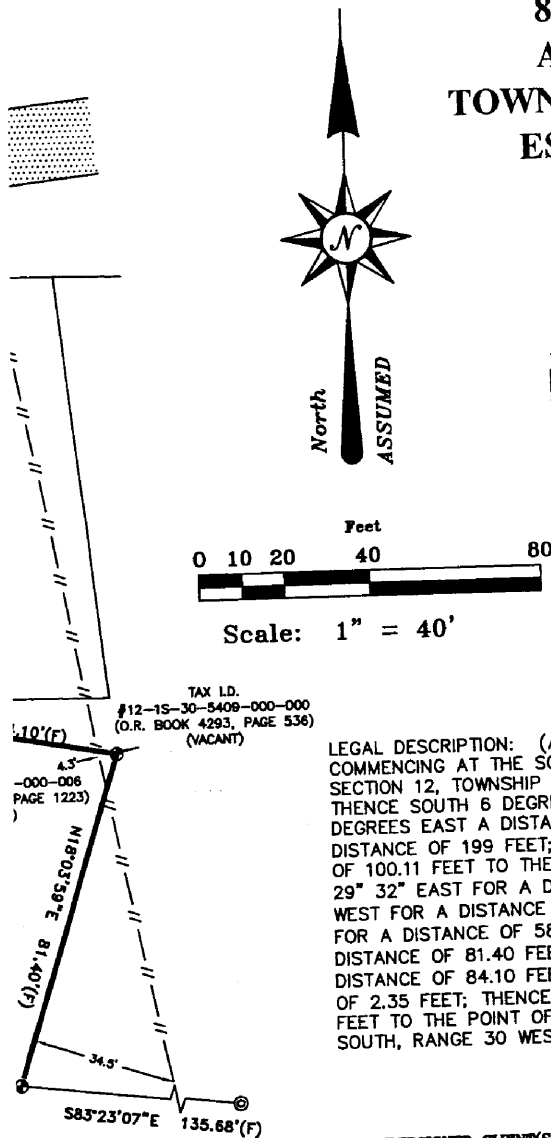
Print Name of Second Witness to Grantee(s)


Sirena D. Martin
3.31.22

BOUNDARY SURVEY

8600 BLOCK VICKIE STREET

A PORTION OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA



LEGEND

R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORD BOOK
— // —	4' CHAIN LINK FENCE
▨	ASPHALT
▩	CONCRETE
⊙	SET 1/2" CAPPED IRON ROD - ELSI L.B. #6963
⊙	FOUND 1" IRON PIPE
⊙	MAG NAIL & DISK - L.B. #2363

LEGAL DESCRIPTION: (AS PREPARED BY THE UNDERSIGNED AT CLIENT'S REQUEST) 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 EAST A DISTANCE OF 199 FEET; THENCE SOUTH 88 DEGREES 29'32" EAST FOR A DISTANCE OF 100.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 29' 32" EAST FOR A DISTANCE OF 24.04 FEET; THENCE SOUTH 24 DEGREES 56'39" WEST FOR A DISTANCE OF 52.66 FEET; THENCE GO SOUTH 71 DEGREES 48'34" EAST FOR A DISTANCE OF 58.20 FEET; THENCE GO NORTH 18 DEGREES 03'59" EAST FOR A DISTANCE OF 81.40 FEET; THENCE GO NORTH 80 DEGREES 01'21" WEST FOR A DISTANCE OF 84.10 FEET; THENCE NORTH 88 DEGREES 58'42" WEST FOR A DISTANCE OF 2.35 FEET; THENCE SOUTH 06 DEGREES 18'41" EAST FOR A DISTANCE OF 25.61 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 30 WEST.

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

CHARLES L. BROWN

THE PURPOSE OF THIS SURVEY IS FOR TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S) AND COMPANIES:

CHARLES L. BROWN

NOT VALID WITHOUT THE ORIGINAL BLUE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN FLORIDA ADMINISTRATION CODE CHAPTER 6J-17.060, 6J-17.061 AND 6J-17.062, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Leland M. Empie
PROFESSIONAL SURVEYOR AND MAPPER
NUMBER 5766, STATE OF FLORIDA

MARCH 9, 2022 LELAND M. EMPIE, P.S.M.
DATE

SCALE: 1" = 40'

FIELD DATE: 02/25/22

ORDER NO: 395-21

FIELD BOOK: 225/17-18

CLIENT BROWN

BASIS OF HEARING 88°29'32" ALONG THE SOUTH BOUNDARY LINE OF PARENT PARCEL (ASSUMED)

TYPE SURVEY BOUNDARY

SOURCE OF INFORMATION: FIELD EVIDENCE
DEEDS OF RECORD
PLAY RECORDED IN:

PRIOR SURVEYS/DRAWINGS

1. This drawing only reflects setback lines, which appear on the recorded plat.

2. This property may also be subject to setback lines mandated by zoning.

3. Actual Field Measurement = (P); Plat = (P)

4. Description = (D); Deed = (D); Description required in the appropriate land area.

5. All measurements were made in accordance with United States standards. The accuracy shown herein were not affected by this firm for ownership, easements, and restrictions that may be found in the Public Records of said County.

6. No Title Search of the Public Records has been performed by this firm and lands shown herein may be subject to setback, easements, zoning, and restrictions that may be found in the Public Records of said County.

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

CACH, LLC.

Plaintiff,

vs.

CHARLES L BROWN
Defendant(s).

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


DEFAULT FINAL JUDGMENT

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:

Plaintiff whose address is , 4340 S. Monaco St., Denver, Colorado 80237 shall recover from Defendant(s)
CHARLES L BROWN the principal sum of \$6,988.96 interest in the sum of \$2,568.82 court costs in the amount of
\$295.00, and in addition attorney's fees in the amount of \$ 600, that shall bear interest at the rate of 11% per
annum for all of the above let execution issue.

OB DONE AND ORDERED in, ESCAMBIA County, Florida on this the 14th day of August, 2008


County COURT JUDGE

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

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 AUG 15 A 9:52
COUNTY CIVIL DIVISION
FILED & RECORDED

Case: 2007 CC 008192

00026806380

Dkt: CC1033 Pg#: 1

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: I

VS

CHARLES BROWN
2704 BELLVIEW AVE
PENSACOLA FL 32526

B/M DOB: 04/06/1969

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2008 DEC 23 P 2:33
COUNTY CRIMINAL DIVISION
FILED & RECORDED

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 22nd day of December, 2008.

Case: 1999 MM 021083 A



00036937514

Dkt: MM624 Pg#:

[Signature]
Judge

cc: Defendant

[Handwritten signature]
12/30/08

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
County, FL

Pam Childers
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, the 21st day of January 2009.

Joyce H. Williams
Joyce H. Williams, COUNTY JUDGE

cc: ✓ Corey Fleeton, Work Release Program
Charles Brown, Defendant
2704 Bellview Ave.
Pensacola, Fl. 32526
DOB: 04-06-69

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2009 JAN 22 P 4:34
COUNTY CRIMINAL DIVISION
FILED & RECORDED

1/23/09
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

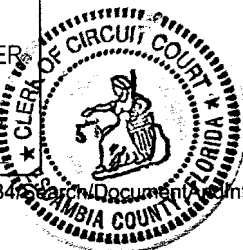
BY: *MacRoda*
DATE: *1-1-2009*

Case: 1999 MM 021083 A



00065740139

Dkt: MM642 Pg#:



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.

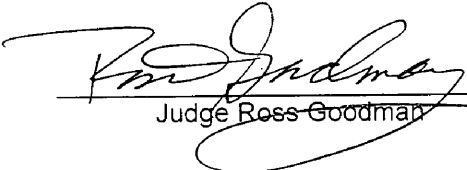
CIVIL LIEN

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.

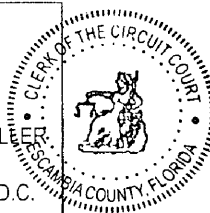
ORDERED FURTHER that nothing in this Civil Lien will bar any subsequent civil remedy or recovery, but the amount paid under this order shall be a set-off against any subsequent independent civil recovery. Any default in payment of the amount due hereunder may be collected by any means authorized by law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

the 2nd **DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida,
day of November 2015.


Judge Ross 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 & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>Kim Jacob</u>	D.C.
DATE: <u>11-3-2015</u>	



PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2015 NOV - 2 P 2:52
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

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.

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:	<u>\$0.00</u>
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 July 21, 2016.


COUNTY JUDGE

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
HARRISON FINANCE COMPANY 6024 NORTH 9TH AVE SUITE 1 PENSACOLA, FL 32504	CHARLES L BROWN 8620 VICKIE ST PENSACOLA, FL 32514
CHARLES BROWN 2704 BELLVIEW AVE PENSACOLA, FL 32526	CHARLES BROWN SR 4005 W BOBE ST LOT 94 PENSACOLA, FL 32505
COMMUNITY CORRECTIONS 6400 N W ST PENSACOLA FL 32505	ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 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



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.

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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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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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Search Property	Property Sheet	Lien Holder's	Redeem_New	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale
Account: 021381100 Certificate Number: 000598 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$774.00

Postage Tax Deed Court Registry \$740.00

Payor Name
1418 LEVEE LN
CEDAR HILL TX 75104

Notes

[Submit](#) [Reset](#) [Print Preview](#) [Print Receipt](#)

Commit Redemption ☒

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0925.74

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:

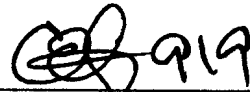
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

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. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

008123

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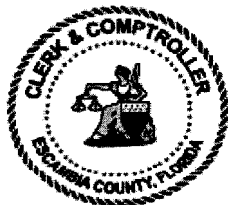
Dated this 21st day of July 2025.

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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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RECEIVED
2025 JUL 28 AM 9:14
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

092574

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: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

000156

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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

ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

2025 JUL 28 AM 9:16

RECEIVED

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.

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

9171 9690 0935 0127 1694 10

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

9171 9690 0935 0127 1694 27

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

9171 9690 0935 0127 1694 34

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

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

9171 9690 0935 0127 1694 72

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

Redacted

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 1694 27

PENSACOLA FL 325

SEP 11 2025 AM 2:04



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰

07/25/2025 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 AUG 18 A 11:25

ESCAMBIA COUNTY, FL

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

VACANT

RECEIVED

SEP 11 2025

0000/000000

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

1: 93270206508149

VAC
80237-358102
32502-35833

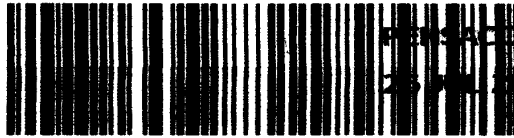
EC: 32502583335

*1968-04939-09-25



CERTIFIED MAIL™

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



9171 9690 0935 0127 1694 34

PENSACOLA FL 325
 25 JUL 2025 AM 2:11



quadiant
 FIRST-CLASS MAIL
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 07/25/2025 ZIP 32502
 043M31219251

US POSTAGE

PAM CHILDERS
 CLERK & COMPTROLLER
 FILED

2025 AUG 18 A 11:11

ESCAMBIA COUNTY, FL

RTS

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

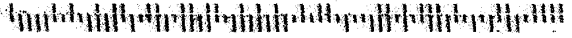
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 9308120006784258

FWD
 3250258333
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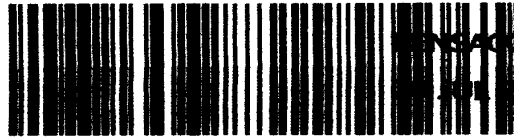
NIXIE 326 DE 1 0008/15/25

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 3250258333 *2738-00100-26-18



CERTIFIED MAIL™



9171 9690 0935 0127 1694 58



quadiant

FIRST-CLASS MAIL
IMI

\$008.86⁰

07/25/2025 ZIP 32502
043M31219251

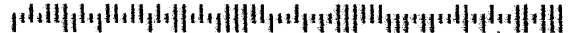
US POSTAGE

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7/28
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NIXIE 326 DE 1 0008/15/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32502583335 *2738-00082-26-18



IA

32522510201924

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

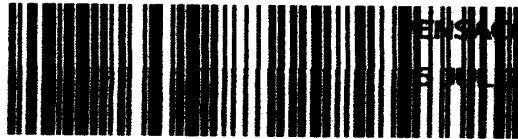
2025 AUG 18 A 11:25

ESCAMBIA COUNTY, FL

CHARLES BROWN [0925-74]

2704 BELLVIEW AVE
PENSACOLA, FL 32526

CERTIFIED MAIL™



9171 9690 0935 0127 1694 41

PENSACOLA FL 325
5 JUL 2025 AM



quadiant
FIRST-CLASS MAIL
IMI
\$008.86⁹
07/25/2025 ZIP 32502
043M31219251

US POSTAGE

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

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2025 AUG 18 A 11:25

ESCAMBIA COUNTY, FL

NL
7-28-25

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

.. 9327010572907013

UNC

32514-848223

NIXIE 326 DE 1 0000/16/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335 *2738-00102-26-18

