

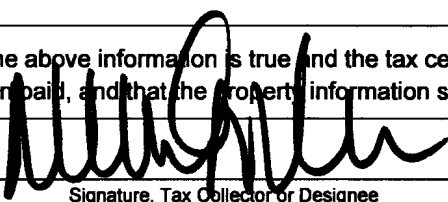


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0825.43

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411		Application date	Apr 16, 2025	
Property description	DEAN BRENDA TRUSTEE FOR DEAN BRENDA REVOCABLE TRUST 5-12-2021 2711 W JACKSON ST PENSACOLA, FL 32505 2711 W JACKSON ST 06-3342-000 LT 4 AND W 25 FT OF LT 5 BLK 211 DUVAL TRACT PB 1 P 49 OR 6657 P 1590 OR 8537 P 1256 CA 140		Certificate #	2023 / 2852	
			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)	
# 2023/2852	06/01/2023	444.29	22.21	466.50	
→ Part 2: Total*				466.50	
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)
# /					
Part 3: Total*					0.00
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)				466.50	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				351.11	
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)				1,192.61	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: 			Escambia, Florida Date April 21st, 2025		

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

+6.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	23,333.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> Signature, Clerk of Court or Designee	

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500072

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
06-3342-000	2023/2852	06-01-2023	LT 4 AND W 25 FT OF LT 5 BLK 211 DUVAL TRACT PB 1 P 49 OR 6657 P 1590 OR 8537 P 1256 CA 140

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
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](#)

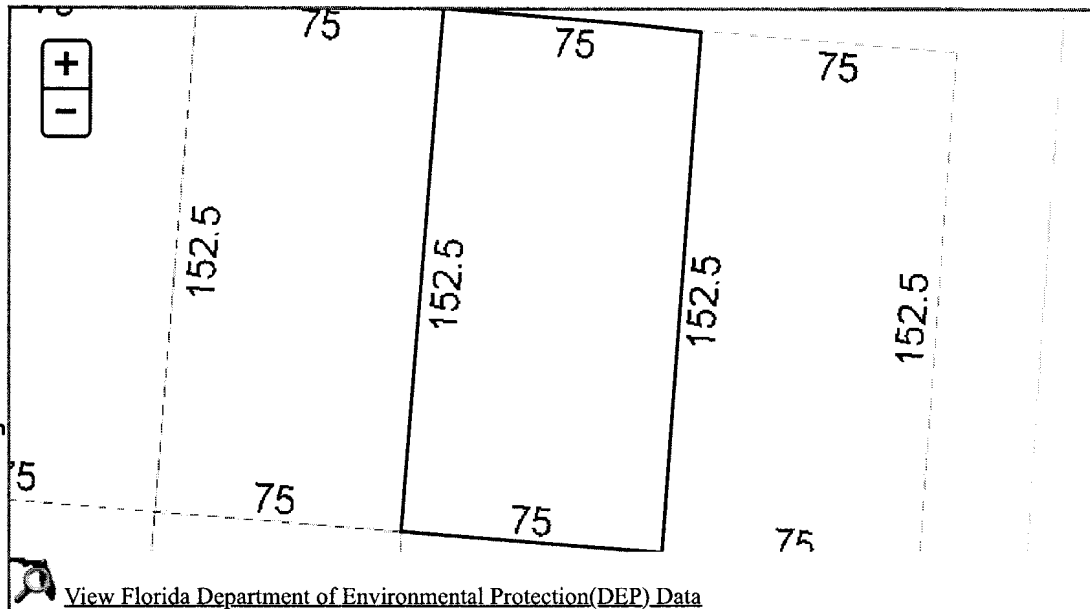
General Information Parcel ID: 3225301000004211 Account: 063342000 Owners: DEAN BRENDA TRUSTEE FOR DEAN BRENDA REVOCABLE TRUST 5-12-2021 Mail: 2711 W JACKSON ST PENSACOLA, FL 32505 Situs: 2711 W JACKSON ST 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$18,845</td> <td>\$78,974</td> <td>\$97,819</td> <td>\$46,666</td> </tr> <tr> <td>2023</td> <td>\$11,421</td> <td>\$74,757</td> <td>\$86,178</td> <td>\$45,307</td> </tr> <tr> <td>2022</td> <td>\$11,421</td> <td>\$66,706</td> <td>\$78,127</td> <td>\$43,988</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage </div>		Year	Land	Imprv	Total	Cap Val	2024	\$18,845	\$78,974	\$97,819	\$46,666	2023	\$11,421	\$74,757	\$86,178	\$45,307	2022	\$11,421	\$66,706	\$78,127	\$43,988																																											
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Sale Date	Book	Page	Value	Type	Multi	Parcel	Records																																																											
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Parcel Information		Launch Interactive Map																																																																

Section
Map Id:
CA140

Approx.
Acreage:
0.2622

Zoned: 
MDR

Evacuation
& Flood
Information
[Open
Report](#)




Buildings

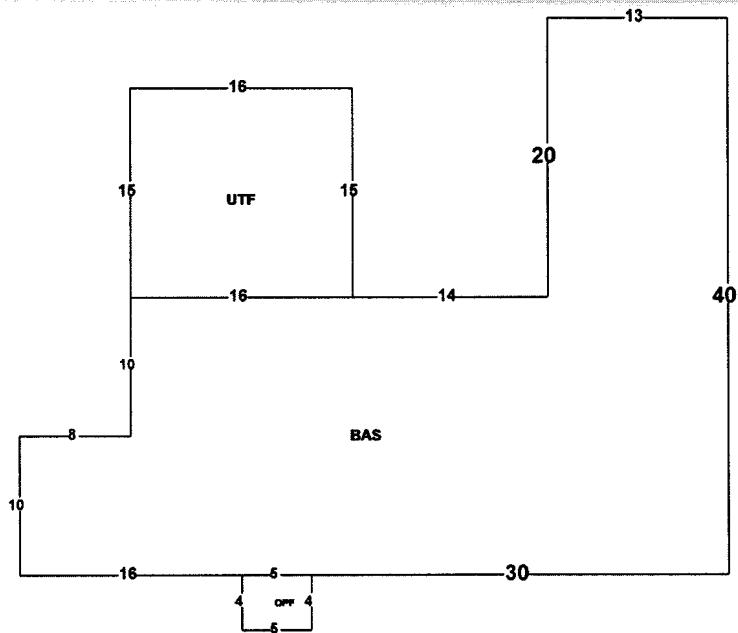
Address: 2711 W JACKSON ST, Improvement Type: SINGLE FAMILY, Year Built: 1935, Effective Year: 1935, PA Building ID#: 80679

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-HARDWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1460 Total SF

BASE AREA - 1200
OPEN PORCH FIN - 20
UTILITY FIN - 240



Images



5/23/2011 12:00:00 AM



5/23/2011 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/24/2025 (tc.26253)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 02852**, 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:

LT 4 AND W 25 FT OF LT 5 BLK 211 DUVAL TRACT PB 1 P 49 OR 6657 P 1590 OR 8537 P 1256 CA 140

SECTION 32, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 063342000 (0825-43)

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

BRENDA DEAN TRUSTEE FOR BRENDA DEAN REVOCABLE TRUST

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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 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

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: 063342000 Certificate Number: 002852 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name

Notes

Commit Redemption ☒

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 #: 06-3342-000 CERTIFICATE #: 2023-2852

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 as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,
As President
Dated: May 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 16, 2025

Tax Account #: **06-3342-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BRENDA DEAN TRUSTEE OF THE BRENDA DEAN REVOCABLE TRUST DATED MAY 12, 2021**

By Virtue of Warranty Deed recorded 5/25/2021 in OR 8537/1256

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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 10/3/2016 OR 7600/1301**

4. Taxes:

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

Tax Account #: 06-3342-000

Assessed Value: \$46,666.00

Exemptions: HOMESTEAD, WIDOW

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: AUG 6, 2025
TAX ACCOUNT #: 06-3342-000
CERTIFICATE #: 2023-2852

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

**BRENDA DEAN INDIVIDUALLY AND AS
TRUSTEE OF THE BRENDA DEAN
REVOCABLE TRUST DATED MAY 12, 2021
2711 W JACKSON ST
PENSACOLA, FL 32505**

**EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311**

Certified and delivered to Escambia County Tax Collector, this 16th day of May 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

May 16, 2025

Tax Account #:06-3342-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 4 AND W 25 FT OF LT 5 BLK 211 DUVAL TRACT PB 1 P 49 OR 6657 P 1590 OR 8537 P 1256 CA
140**

SECTION 32, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-3342-000(0825-43)

Recorded in Public Records 5/25/2021 11:10 AM OR Book 8537 Page 1256,
Instrument #2021057309, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared by and when recorded to:

Hildreth W. Snowden, Notary
280 Springdale Circle
Pensacola, FL 32503

WARRANTY DEED

THIS INDENTURE made on this the 12 day of May, 2021,

between **BRENDA DEAN**, (hereinafter referred to as "Grantor"), who resides at 2711 WEST JACKSON STREET, Pensacola, Escambia County, FL 32505, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **BRENDA DEAN, Trustee of the ~~BRENDA DEAN~~ BRENDA DEAN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 2711 WEST JACKSON, Pensacola, Escambia County, FL 32505, and such trust having been established under that certain revocable trust agreement dated the 12 day of May, 2021, by **BRENDA DEAN** as grantors and as trustee, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantors interest in and to the following described real estate in the County of Escambia and State of Florida:

**My house at 2711 W. Jackson St. Pensacola, Florida: v4 AND W 25 FT
OF LT 5 BLK 211 DUVAL TRACT PB 1 P 49 OR 6657 P 1590 CA 140**

Property Reference Number: 3225301000004211

Account Number: 06-3342-000

1.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

BK: 8537 PG: 1257

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

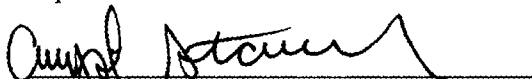
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Escambia County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasigovernmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

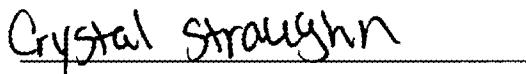
Taxes for the current year have been prorated and are assumed by Grantee.


IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.


Signed, Sealed and Delivered
in presence of


Witness


BRENDA DEAN


(Printed Name)

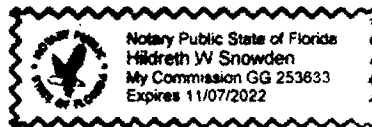

Witness


(Printed Name)

_____ (type of identification) as identification proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, and of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, of whom signed such instrument in the presence of

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 12 day of May, 2021.

Notary Public, State of Florida
Notary's printed name: Hildreth W. Snowden



Recorded in Public Records 10/03/2016 at 01:52 PM OR Book 7600 Page 1301,
Instrument #2016076370, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
Processing Dept,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LT 4 AND W 25 FT OF LT 5 BLK 211 DUVAL TRACT PB 1 P 49 OR 6657 P 1590 CA 140

Customer: DEAN WILLIE & DEAN BRENDA

Account Number: 13686-11138

Amount of Lien: \$1942.82, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

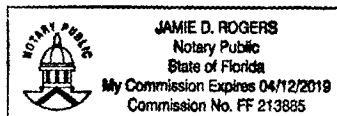
Dated: 09/24/16

EMERALD COAST UTILITIES AUTHORITY

BY: Monika Pearson

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 24TH day of SEPTEMBER, 2016, by MONIKA PEARSON of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11