



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

0326.54

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	AVK REAL ESTATE LLC 66 WEST FLAGLER STREET SUITE 900 MIAMI, FL 33130	Application date	Jul 27, 2025
Property description	BROWN LUCILLE 2101 NW 27TH LN FORT LAUDERDALE, FL 33311 315 WEIS LN 08-4256-000 N 57 FT OF E 75 FT OF LT 10 DB 348 P 533 FISHERS S/D OF 96A PLAT DB 11 P 349 LESS OR 3766 P 692 RD R (Full legal attached.)	Certificate #	2023 / 3824
		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)
# 2023/3824	06/01/2023	121.99	47.58	169.57
→ Part 2: Total*				169.57

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)
# 2025/4154	06/01/2025	118.01	6.25	5.90	130.16
# 2024/3975	06/01/2024	119.66	6.25	25.13	151.04
Part 3: Total*					281.20

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)	450.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	825.77

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

Sign here:

Signature, Tax Collector or Designee

Escambia, Florida

Date July 31st, 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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>03/04/2026</u>	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

N 57 FT OF E 75 FT OF LT 10 DB 348 P 533 FISHERS S/D OF 96A PLAT DB 11 P 349 LESS OR 3766 P 692 RD R/W CA 195

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500644

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130,

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
08-4256-000	2023/3824	06-01-2023	N 57 FT OF E 75 FT OF LT 10 DB 348 P 533 FISHERS S/D OF 96A PLAT DB 11 P 349 LESS OR 3766 P 692 RD R/W CA 195

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

AVK REAL ESTATE LLC
66 WEST FLAGLER STREET
SUITE 900
MIAMI, FL 33130

07-27-2025
Application Date

Applicant's signature

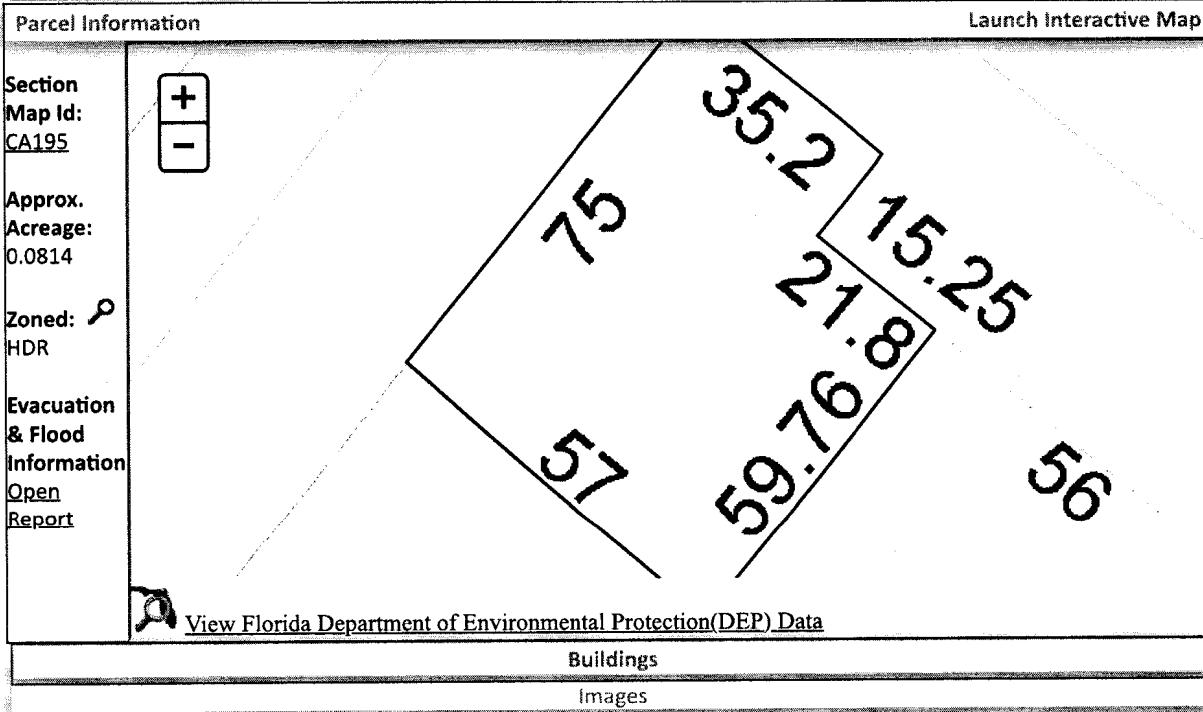


Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode Account Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	592S302300012010	Year	Land	Imprv	Total	Cap Val
Account:	084256000	2025	\$4,688	\$0	\$4,688	\$4,688
Owners:	BROWN LUCILLE	2024	\$4,688	\$0	\$4,688	\$4,688
Mail:	2101 NW 27TH LN FORT LAUDERDALE, FL 33311	2023	\$4,688	\$0	\$4,688	\$4,680
Situs:	315 WEIS LN 32507	Disclaimer				
Use Code:	VACANT RESIDENTIAL	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				
Sales Data Type List:		2025 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records
None						None
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						
Legal Description						
N 57 FT OF E 75 FT OF LT 10 DB 348 P 533 FISHERS S/D OF 96A PLAT DB 11 P 349 LESS OR 3766 P 692 RD R/W CA 195						
Extra Features						
None						





1/18/2024 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:08/11/2025 {tc.12790}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That AVK REAL ESTATE LLC holder of Tax Certificate No. 03824, 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:

**N 57 FT OF E 75 FT OF LT 10 DB 348 P 533 FISHERS S/D OF 96A PLAT DB 11 P 349 LESS OR 3766 P
692 RD R/W CA 195**

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 084256000 (0356-54)

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

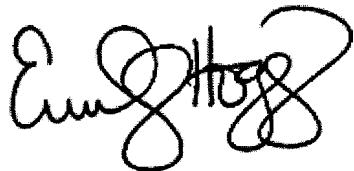
LUCILLE BROWN

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 March, which is the 4th day of March 2026.**

Dated this 11th day of August 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**



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 #: 08-4256-000 CERTIFICATE #: 2023-3824

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: December 16, 2005 to and including December 16, 2025 Abstractor: Vicki Campbell

BY



Michael A. Campbell,
As President
Dated: December 17, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2025
Tax Account #: **08-4256-000**

1. The Grantee(s) of the last deed(s) of record is/are: **WILLIAM JAMES BROWN AND LUCILLE R. BROWN**

By Virtue of Warranty Deed recorded 1/26/1952 in DEED BOOK 348/533 LESS AND EXCEPT ROAD TAKEN FINAL JUDGMENT OR 4365/494 ABSTRACTOR'S NOTE: WE FOUND NO DEATH CERTIFICATE OR PROBATE FILED IN ESCAMBIA COUNTY FOR WILLIAM JAMES BROWN OR LUCILLE R. BROWN.

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. **Code Enforcement Lien in favor of Escambia County recorded 8/20/1999 – OR 4456/1223**
 - b. **Final Judgment in favor of LVNV Funding LLC recorded 11/7/2022 – OR 8885/1998**
4. Taxes:

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

Tax Account #: 08-4256-000

Assessed Value: \$4,688.00

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: MAR 3, 2026

TAX ACCOUNT #: 08-4256-000

CERTIFICATE #: 2023-3824

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 2025 tax year.

**WILLIAM JAMES BROWN AND
LUCILLE R. BROWN
2101 NW 27TH LN
FORT LAUDERDALE, FL 33311**

**WILLIAM BROWN
3885 HOLLYWOOD AVE
PENSACOLA, FL 32505**

**ESCAMBIA COUNTY
CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505**

**LVNV FUNDING LLC
6801 S CIMARRON RD STE 424-J
LAS VEGAS, NV 89113**

Certified and delivered to Escambia County Tax Collector, this 17th day of December 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

December 17, 2025
Tax Account #:08-4256-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**N 57 FT OF E 75 FT OF LT 10 DB 348 P 533 FISHERS S/D OF 96A PLAT DB 11 P 349 LESS OR 3766
P 692 RD R/W CA 195**

SECTION 59, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 08-4256-000(0356-54)

WARRANTY DEED

Mayes' Form D-1
Printed and For Sale by
Mayes' Printing Company
Pensacola, Florida
10215-76

State of Florida,

ESCAMBIA County

1/16/52

KNOW ALL MEN BY THESE PRESENTS: THAT We, Mary Brown Madison Gilbert and Linton Gilbert, her husband, - - - - -

for and in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars and other good and valuable considerations: - - - - - ~~XXXXXX~~ to us in hand paid by William James Brown and Lucille R. Brown, as husband and wife, - - - - - the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said William James Brown and Lucille R. Brown, as husband and wife, - - - - -

their heirs and assigns forever, the following described real estate, situate, lying and being in County of Escambia State of Florida to-wit:

Commencing at the northeast corner of the north 225 feet of Lot Number 10, Fisher Subdivision, Section 59, Township 2 South, Range 30 West, described in deed recorded in Vol. 149 at Page 9 in the records of Escambia County, Florida; running thence south 54 degrees east a distance of 57 feet; thence west at an angle of 90 degrees to the line last traversed a distance of 75 feet; thence north at an angle of 90 degrees to the line last traversed a distance of 57 feet; thence east at an angle of 90 degrees to the line last traversed a distance of 75 feet, to the point of beginning. Said land

being numbered Lot One as shown on print or plat attached to deed to Mary Brown Madison hereafter mentioned. The grantor herein, Mary Brown Madison Gilbert, is the same person named as the grantee in deed from Walker Brown and Lula Brown, his wife, conveying the above described property, dated September 22nd, 1951, and recorded in Deed

Book 169 at Page 233 of the deed records of Escambia County, Florida. Together with the improvements thereon, and the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To HAVE AND TO HOLD the above described premises unto the said William James

Brown and Lucille R. Brown, as husband and wife, their heirs and assigns, forever, free from all exemption of homestead right or claim of ours, the said grantor if any such right or claim we possess: And we, the said grantor, for ourselves and our heirs, do covenant with the said grantees, their heirs and assigns, that we are well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantor shall and will warrant and by these presents forever defend the said premises unto the said grantees, their heirs and assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals this 14th day of January 1952.

Signed, sealed and delivered in the presence of

Mary Mitchell
Mary Mitchell

Mary Brown Madison Gilbert (SEAL)
Mary Brown Madison Gilbert

Linton Gilbert (SEAL)
Linton Gilbert (SEAL)

DEED 348 ex 534

State of California
County of San Francisco

This day, before the undersigned personally appeared MARY BROWN MADISON GILBERT and LINTON GILBERT, her husband, to me well known to be the individual(s) described in and who executed the foregoing Deed of Conveyance, and acknowledged that they and delivered executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, this 18th day of January A. D. 1952.

Notary Public, State of California

My Commission Expires: Mar 4, 1954

32379

JAN 26 1952

AT 10:52 AM FILED IN THE PUBLIC RECORDS OF EXCALIBUR COUNTY, FLA. IN THE BOOK AND PAGE NOTED AGAINST
LANGLEY BELL CLERK, CLERK OF COURT

Mary Brown
Deputy Clerk

State of Florida

Mayes' Form D-1

ESCAMBIA County

MARY BROWN MADISON GILBERT
and LINTON GILBERT, her husband

TO

WILLIAM JAMES BROWN and LUCILLE
R. BROWN, husband and wife.
Address: Pt 1 Box 96
Pensacola, Fla.

Warranty Deed

RECEIVED this _____ day
of _____, A. D., 19_____
at _____ 6'clock _____ M
and Recorded in Volume _____ Page _____
the _____ day of _____, 19_____
RECORDED _____
Clerk Circuit Court
By _____, D.C.

By _____, D.C.

Mayes' Printing Company, Pensacola, Florida



30
55
Ch. J. S.
Recorded
Pensacola, Fla.

FILED & RECORDED

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT ^{JAN 25} 3 30 PM '99
IN AND FOR ESCAMBIA COUNTY

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

Petitioner,

vs.

DONALD J. BEANE, et al.

Case No. 95-347-CA-01
Parcel No. 121

Defendants,

OR BK 4365 PGO494
Escambia County, Florida
INSTRUMENT 99-574258

AMENDED STIPULATED FINAL JUDGMENT

THIS CAUSE having come on before the Court for entry of an amended stipulated final judgment, and there being no objection to the entry thereof and the Court being otherwise fully advised in the premises, it is hereby

ORDERED AND ADJUDGED:

1. The compensation to be paid by the Petitioner is just and reasonable for all parties concerned.
2. The Defendant owners shall have and recover from the Petitioner the sum of **SEVEN HUNDRED DOLLARS AND NO CENTS (\$700.00)** for land and improvements and **TWENTY SEVEN THOUSAND THREE HUNDRED DOLLARS AND NO CENTS (\$27,300.00)** for damages, for Parcel 121, for a total of **TWENTY EIGHT THOUSAND DOLLARS AND NO CENTS (\$28,000.00)** in full payment for the property taken, and for damages resulting to the remainder and for all damages of any nature including, but not limited to: tenant claims, business damages, moving costs, relocation allowance and interest but not

including reasonable attorney fees and costs.

3. Title to the property known as Parcel 121, and more specifically described in Exhibit "A" attached hereto, vested in Petitioner pursuant to the Order of Taking and deposit of money previously made, which Order is approved, ratified and confirmed.

4. Petitioner has previously deposited the sum of **TWENTY THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO CENTS** **(\$23,250.00)** into the Registry of the Court. Within thirty (30) days of receipt of a copy of the entered judgment, the Petitioner shall deposit into the Registry of the Court the additional sum of **FOUR THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS** **(\$4,750.00)**.

5. The Clerk of the Court shall hold said sums into the Registry of the Court pending agreement of the parties or further order of this Court regarding disbursement of same. Neither the Petitioner nor the Clerk shall be liable for payment of any interest on the sums being held by the Registrar of the Court, nor shall any Defendant be entitled to any interest thereon including the Defendant owners.

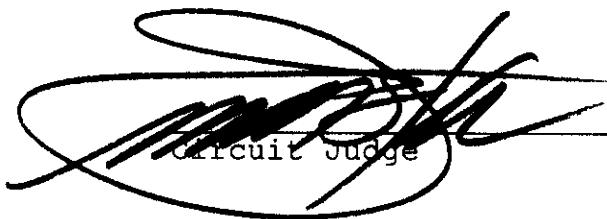
6. All other Defendants served in this cause have been voluntarily dismissed, received full compensation, waived any interest claimed or failed to answer or file any papers in this cause and are hereby dismissed with prejudice.

7. No additional fees, costs or compensation of any kind shall be paid by the Petitioner to or for any of the Defendants

served in this cause except for reasonable attorneys fees and costs and reasonable expert fees and costs for the Defendant owners .

OR BK 4365 PGO 496
Escambia County, Florida
INSTRUMENT 99-574258

DONE AND ORDERED in the Chambers of Pensacola, Escambia County, Florida, this 25th day of January, 1997.



A large, handwritten signature in black ink, appearing to be a signature of a judge. Below the signature, the words "Circuit Judge" are handwritten in a smaller, stylized font.

copies furnished to:
See attached Service List

JAN 25
1999
RECORDED
IN THE
RECORDS
OF THE
CITY OF
PENSACOLA,
FLORIDA
ON THIS
30TH DAY
OF JANUARY
1999.

Parcel 121

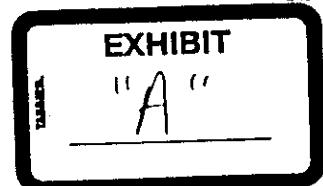
That part of:

"COMMENCING at the northeast corner of the north 225 feet of Lot Number 10, Fisher Subdivision, Section 59, Township 2 South, Range 30 West, described in deed recorded in Vol. 149 at page 9, in the records of Escambia County, Florida; running thence south 54 degrees east a distance of 57 feet; thence west at an angle of 90 degrees to the line last traversed a distance of 75 feet; thence north at an angle of 90 degrees to the line last traversed a distance of 57 feet; thence east at an angle of 90 degrees to the line last traversed a distance of 75 feet, to the point of beginning.;"

lying within the following described boundaries: Commence on a $\frac{1}{4}$ inch iron rod and cap (# 1035) marking the intersection of the existing southeasterly right of way line (50 foot right of way) of Lakewood Drive and the existing southwesterly right of way line (right of way varies) of Lakewood Road (being the most northerly corner of the Subdivision of parts of Lots 7 through 10 of Fisher's .96 Acres) as described in Deed Book 59 at page 631 of the Public Records of Escambia County, Florida; thence run South $50^{\circ}31'26''$ East a distance of 35.20 feet along said existing southwesterly right of way line of Lakewood Road to the POINT OF BEGINNING; thence continue South $50^{\circ}31'26''$ East along said existing southwesterly right of way line of Lakewood Road a distance of 856.50 feet; thence departing said existing southwesterly right of way line of Lakewood Road, run South $39^{\circ}27'34''$ West a distance of 15.00 feet; thence North $50^{\circ}32'26''$ West a distance of 288.50 feet; thence South $79^{\circ}44'18''$ West a distance of 45.58 feet; thence South $39^{\circ}32'00''$ West a distance of 10.10 feet; thence South $26^{\circ}54'41''$ West a distance of 99.75 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 25.00 feet; thence run southwesterly, southerly and southeasterly a distance of 33.79 feet along said curve through a central angle of $77^{\circ}27'02''$ to the end of curve and the existing northerly right of way line (20.00 foot right of way) of Cary's Lane as per subdivision recorded in Deed Book 59 at page 631 of the Public Records of Escambia County, Florida; thence departing said existing northerly right of way line, run South $39^{\circ}27'39''$ West a distance of 10.00 feet; thence run South $50^{\circ}32'21''$ East a distance of 21.78 feet; thence South $39^{\circ}27'39''$ West a distance of 10.00 feet to the existing southerly right of way line of said Cary's Lane; thence run North $50^{\circ}32'21''$ West a distance of 182.01 feet along said existing southerly right of way line; thence departing said existing southerly right of way line, run North $39^{\circ}27'39''$ East a distance of 10.00 feet; thence North $50^{\circ}32'21''$ West a distance of 22.01 feet; thence North $39^{\circ}27'39''$ East a distance of 10.00 feet to said existing northerly right of way line of Cary's Lane and the beginning of a non-tangent curve, concave northwesterly, having a radius of 25.00 feet; thence departing said northerly right of way line and

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CONTINUED



OR BK 4365 PG 497
Escambia County, Florida
INSTRUMENT 99-574258

from a tangent bearing of South $50^{\circ}32'21''$ East, run southeasterly, easterly and northeasterly a distance of 47.49 feet along said curve through a central angle of $108^{\circ}50'00''$ to the end of curve; thence North $20^{\circ}37'39''$ East a distance of 110.86 feet; thence North $16^{\circ}58'00''$ West a distance of 43.07 feet; thence North $50^{\circ}32'26''$ West a distance of 354.35 feet; thence North $39^{\circ}27'34''$ East a distance of 15.25 feet to the POINT OF BEGINNING.

Containing 332 square feet, more or less, and being located in Section 59, Township 2 South, Range 30 West, Escambia County, Florida.

OR BK 4365 PG 498
Escambia County, Florida
INSTRUMENT 99-574258

OWNED BY: ESTATE OF LUCILLE R. BROWN, Deceased

SUBJECT TO: INTEREST, if any, of WILLIAM JAMES BROWN, JR.; and
INTEREST of the unknown heirs, beneficiaries, devisees,
legatees, spouses, and creditors of LUCILLE R. BROWN,
Deceased

DOT vs. Donald J. Bean, et al.

Parcel 121

Service List

Reneshia Brown Wright
1699 East Washington St.
#3187
Colton, CA 92324

Claude Bradley
640 Angelina Way
Vallejo, CA 94589

Voncile Henry
3419 Wilson Avenue
Oakland, CA 94602

Jean Alice Higgins
240 South Anza Street
El Cajon, CA 92020

Matt Langley Bell, III
Escambia County Tax Collector
223 S Palafox Street
Pensacola, Florida 32501

Chris Jones
Escambia County Property Appraiser
Attn: Dee Hill
213 West Garden Street
Pensacola, Florida 32501

David Tucker, Esq.
Escambia County
14 W. Government Street
Room 411
Pensacola, Florida 32501

Michael Dessommes, Esq.
GAL for Unknown Heirs
AmSouth Bank Building
Suite #203
400 Gulf Breeze Parkway
Gulf Breeze, Florida 32561

David Carroll, Esq.
GAL for the Estate of Lucille Brown
200 E. Government Street
Suite 120
Pensacola, Florida 32501

OR BK 4365 PGO 499
Escambia County, Florida
INSTRUMENT 99-574258

Millard Fretland, Esq.
Carlton, Fields, et al.
Post Office Box 12426
Pensacola, FL 32582-2426

Cheryl Marie Brittle, Esq.
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RCD Jan 28, 1999 09:45 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-574258

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Re: William and Lucille Brown
315 Weis Lane

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 1-20.5 of the Escambia County Code of Ordinances (Ord. No. 97-36) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney's fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on July 2, 1999 on property located at 315 Weis Lane, Pensacola, Florida, and more particularly described in the Official Records of Escambia County, Florida in Deed Book 348 at page 533 as follows:

Commencing at the Northeast Corner of the North 225 Feet of Lot Number 10, Fisher Subdivision, Section 59, Township 2 South, Range 30 West, Described in Deed Recorded in Vol. 149 at Page 9 in the Records of Escambia County, Florida; Running Thence South 54 Degrees East a Distance of 57 Feet; Thence West at an Angle of 90 Degrees to the Line Last Traversed a Distance of 75 Feet; Thence North at an Angle of 90 Degrees to the Line Last Traversed a Distance of 57 Feet; Thence East at an Angle of 90 Degrees to the Line Last Traversed a Distance of 75 Feet, to the Point of Beginning.

Escambia County has expended Five Thousand, Six Hundred, Thirty-one and 38/100 Dollars (\$5,631.38) for the abatement of a nuisance injurious to health which, in addition to the cost of advertising, title search, and reasonable attorney's fees, includes removing an unsafe structure, removing all debris and litter from the parcel, and cutting down and removing all underbrush,

thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney's fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

This Notice of Lien has been approved by the Board of County Commissioners and the sum referenced herein shall be a lien against the real property from and after the 19th day of August, 1999 until paid.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: Mike Bass
Mike Bass, Chairman

ATTEST: ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT

By: Ernie Lee Magaha
Deputy Clerk
(SEAL)

BCC Approved: August 19, 1999

RCD Aug 20, 1999 01:23 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-648729

Filing # 159933845 E-Filed 10/25/2022 02:44:49 PM

**IN THE COUNTY COURT OF THE FIRST
JUDICIAL CIRCUIT, IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

CASE No.: 2022 SC 003873

LVNV FUNDING LLC
6801 S. Cimarron Road, Suite 424-J
Las Vegas NV 89113

Plaintiff

v.

WILLIAM BROWN
3885 HOLLYWOOD AVE
PENSACOLA FL 32505

Defendant

/

FINAL JUDGMENT

At a Small Claims Pretrial Conference on September 14, 2022, the Plaintiff appeared but the defendant did not after proper Notice. As a result, the plaintiff is entitled to a Final Judgment and it is,

ORDERED AND ADJUDGED:

That the Plaintiff, LVNV FUNDING LLC, 6801 S. Cimarron Road, Suite 424-J, Las Vegas NV 89113, shall recover from the Defendant, WILLIAM BROWN: 3885 HOLLYWOOD AVE, PENSACOLA FL 32505-3818, \$1,031.79 plus court cost of \$245.00 for a total of \$1,276.79. The judgment shall bear interest at the prevailing statutory interest rate in accordance with *Florida Statute 55.03*, for all which let Execution issue.

DONE AND ORDERED in chambers, Pensacola, Escambia County, Florida.

cc: Tromberg, Morris & Poulin, PLLC
Attorney for Plaintiff

Defendant



esigned by COUNTY COURT JUDGE PAT KINSEY
on 10/25/2022 13:30:37 YMbx278Z