



# 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

0224.45

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FTL INC. & BANESCO USA 3155 NW 77 AVE MIAMI, FL 33122	Application date	Apr 29, 2025
Property description	BROWN DANNY R EST OF 200 LINCOLN ST CANTONMENT, FL 32533 200 LINCOLN ST 11-3913-000 LT 6 BLK R 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 7606 P 1530	Certificate #	2023 / 6036
		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)
# 2023/6036	06/01/2023	1,135.98	239.50	1,375.48
→Part 2: Total*				1,375.48

## 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)
# 2024/6151	06/01/2024	1,260.22	6.25	95.30	1,361.77
Part 3: Total*					1,361.77

## 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)	2,737.25
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,224.78
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)	4,337.03

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date May 1st, 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. <b>Total Paid (Lines 8-13)</b>	
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>02/04/2026</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: 2500544

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FTL INC. & BANESCO USA  
3155 NW 77 AVE  
MIAMI, FL 33122,

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
11-3913-000	2023/6036	06-01-2023	LT 6 BLK R 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 7606 P 1530

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  
FTL INC. & BANESCO USA  
3155 NW 77 AVE  
MIAMI, FL 33122

**04-29-2025**  
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				
<b>Parcel ID:</b>	161N311000006018	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	113913000	2024	\$15,000	\$78,939	\$93,939	\$75,244
<b>Owners:</b>	BROWN DANNY R EST OF	2023	\$10,000	\$74,724	\$84,724	\$68,404
<b>Mail:</b>	200 LINCOLN ST CANTONMENT, FL 32533	2022	\$4,035	\$66,677	\$70,712	\$62,186
<b>Situs:</b>	200 LINCOLN ST 32533	<a href="#">Disclaimer</a>				
<b>Use Code:</b>	SINGLE FAMILY RESID	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">Change of Address</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">File for Exemption(s) Online</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		<a href="#">Report Storm Damage</a>				

Sales Data <a href="#">Type List:</a>							2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi</b>	<b>Parcel Records</b>	None	
10/06/2016	7606	1530	\$12,000	WD	N		<a href="#">Legal Description</a>	
06/21/2016	7547	479	\$5,100	CT	N		LT 6 BLK R 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR	
01/1976	980	482	\$100	QC	N		7606 P 1530	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							<a href="#">Extra Features</a>	
							None	

**Parcel Information**

**Section**

**Map Id:**  
16-1N-31-1

**Approx. Acreage:**  
0.1696

**Zoned:**   
LDR

**Evacuation & Flood Information**  
[Open Report](#)

[Launch Interactive Map](#)

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

**Buildings**

Address: 200 LINCOLN ST, Improvement Type: SINGLE FAMILY, Year Built: 1964, Effective Year: 1964, PA Building ID#: 8167

**Structural Elements**

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

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-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

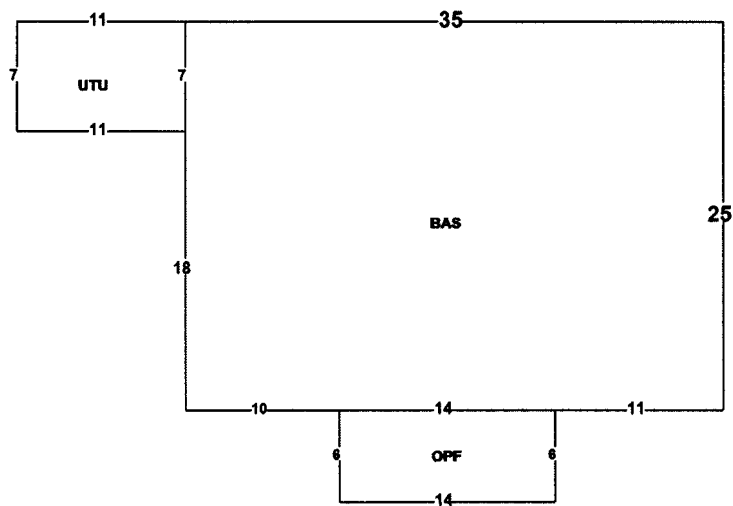
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1036 Total SF

BASE AREA - 875

OPEN PORCH FIN - 84

UTILITY UNF - 77



**Images**



9/3/2020 12:00:00 AM

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

Last Updated:05/21/2025 (tc.7827)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FTL INC & BANESCO USA holder of Tax Certificate No. 06036, 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 6 BLK R 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 7606 P 1530**

**SECTION 16, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 113913000 (0226-45)**

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

**EST OF DANNY R BROWN**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **4th day of February 2026**.

Dated this 23rd 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 #: 11-3913-000 CERTIFICATE #: 2023-6036

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: November 14, 2005 to and including November 14, 2025 Abstractor: Candace Thomas

BY



Michael A. Campbell,  
As President

Dated: November 17, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 17, 2025

Tax Account #: **11-3913-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DANNY R BROWN**

**By Virtue of Special Warranty Deed recorded 10/17/2016 in OR 7606/1530**

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR DANNY R BROWN  
RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

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 LVNV Funding, LLC recorded 2/4/2022 – OR 8716/1288**

4. Taxes:

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

**Tax Account #: 11-3913-000**

**Assessed Value: \$75,244.00**

**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:** FEB 4, 2026

**TAX ACCOUNT #:** 11-3913-000

**CERTIFICATE #:** 2023-6036

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 type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

**ESTATE OF DANNY R BROWN**  
**200 LINCOLN STREET**  
**CANTONMENT, FL 32533**

**DANNY R BROWN**  
**1301 LAKE DRIVE, #A**  
**CANTONMENT, FL 32533**

**LVNV FUNDING LLC**  
**55 BEATTIE PLACE, STE 110**  
**GREENVILLE, SC 29601**

**DANIEL BROWN**  
**1026 BROWNFIELD RD**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 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**

**November 17, 2025**

**Tax Account #:11-3913-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 6 BLK R 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 7606 P 1530**

**SECTION 16, TOWNSHIP 1 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 11-3913-000(0226-45)**

52.50  
84.00

This Instrument Prepared by:  
Jennifer Weiss for  
Albertelli Law  
5404 Cypress Center Drive, Suite 300  
Tampa, FL 33609  
Our File Number: TPA16-01551

Property Appraisers Parcel I.D. (Folio) Number: 11-3913-000

### SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 6 day of October, 2016, between **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-15**, having its place of business at 8742 Lucent Blvd. Suite 300 Highlands Ranch CO. 80129, here by called the grantor,

to **Danny R. Brown**, whose Post Office address is: **1301 Lake Drive, #a, Cantonment, FL 32533**, hereinafter called the grantee,

**W I T N E S S E T H:** That grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in **Escambia County, Florida**, viz:

LOT SIX (6), BLOCK "R", ACCORDING TO THE PLAT OF FIRST HARVESTERES HOMES ADDITION,  
UNIT NO. THREE (3), WHICH SAID PLAT IS RECORDED IN PLAT BOOK 2, PAGE 44, OF THE  
PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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


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

**GRANTORS WILL WARRANT AND** the said party of the first part does hereby covenant with the said party of the second part that, except as above noted, that at the time of the delivery of this deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)


**IN WITNESS WHEREOF**, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:


  
\_\_\_\_\_  
Witness signature

**Alexander S Asinof**

Print witness name  
  
\_\_\_\_\_  
Witness signature

  
\_\_\_\_\_  
Print witness name

THE BANK OF NEW YORK MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES, SERIES 2006-15 By  
Specialized Loan Servicing, LLC, it's Attorney in Fact

By:   
\_\_\_\_\_

**Jeffery Dowden, Assistant Vice President  
Specialized Asset Management, LLC  
as Attorney in Fact for Specialized Loan Servicing, LLC**

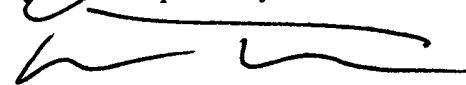
\_\_\_\_\_  
Title

(Corporate Seal)

State of Colorado

County of Douglas

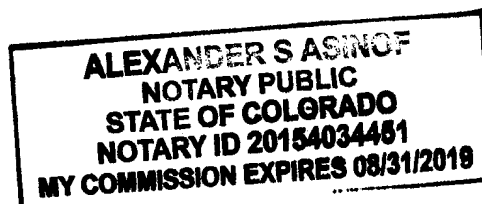
The foregoing instrument was acknowledged before me this 6 day of OCTOBER, 2016, by,  
JEFFERY DOWDEN, as, ASP of Specialized Loan Servicing LLC. as,  
it's attorney in fact for **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-15** on behalf of the  
company. He/She is personally known to me or who has produced Drivers License as identification.

  
\_\_\_\_\_  
Notary Public

Print Notary Name:

My Commission Expires: \_\_\_\_\_

Notary Seal



2015076572 7/22/2015 4:33 PM  
 PGS 4 \$26.00 DF \$0.00  
 Electronically Recorded Jefferson County, CO  
 Faye Griffin, Clerk and Recorder TD1000 N



Exhibit "A"

### LIMITED POWER OF ATTORNEY

The undersigned, **SPECIALIZED LOAN SERVICING LLC**, having its office at 8742 Lucent Boulevard, Suite 300, Highlands Ranch, Colorado 80129 (the "SLS"), hereby appoints the individuals ("Signing Officers") of **SPECIALIZED ASSET MANAGEMENT LLC**, set forth on the attached Exhibit A-1 at the request of Specialized Asset Management LLC ("SAM"), each of whom are officers of SAM, to be SLS' true and lawful Attorney-in-Fact to act in the name, and on behalf, of SLS with power to do only the following in connection with those certain third party mortgage residential loans as may be sent to SAM by SLS or any of its affiliates or subsidiaries to perform property management and real estate disposition services (the "Mortgage Loans"); provided such actions are otherwise taken in accordance with the requirements of applicable laws, rules and regulations, and further that any action taken by a Signing Officer is specifically enumerated below and thus within the scope of this authority granted to such Signing Officer:

1. The preparation, negotiation, execution and recording of the following documents in connection with the Mortgage loans:

- a. Purchase Contracts;
- b. Counter Proposals;
- c. Required Disclosures Related to the Sale of Real Estate;
- d. Addendums;
- e. Deeds of Conveyance;
- f. HUD-1 Settlement Statements;
- g. Earnest Money Releases;
- h. Fee Agreement with Law Firms;
- i. Master Listing Agreements;
- j. Rental/Lease Agreements;
- k. Property Management Agreements;
- l. Relocation Agreements (Cash for Keys);
- m. Title Documents Related to Sales of Real Estate;
- n. Vacant Property Registration Documents; and
- o. Eviction Documents relating to eviction proceedings.

2. The execution of other documents that are ancillary or related thereto or contemplated by the provisions of the above referenced documents; and to do all things necessary or expedient to give effect to the aforesaid documents including, but not limited to, completing any blanks therein, making any amendments, alterations and additions thereto.

3. The full power and authority to take all such ministerial actions and, in such ministerial capacity, execute and deliver all such instruments and documents the officer(s) of SLS deem necessary or appropriate in order to effectuate fully the purpose of each and all of the

Officer POA



CLERK AND RECORDER OF JEFFERSON COUNTY CERTIFIED TO BE FULL TRUE AND  
CORRECT COPY OF THE ORIGINAL DOCUMENT IN MY CUSTODY.

DATE: 10/26/2015 FAYE GRIFFIN, JEFFERSON COUNTY CLERK AND RECORDER

BY: Kathy A Lange DEPUTY CLERK  
Kathy A Lange FAYE GRIFFIN

foregoing powers.

4. The full power and authority to correct clerical ambiguities and errors in documents necessary to effect items 1 through 3 above.

This Power of Attorney is effective for two (2) years from the date hereof or the earlier of (i) written revocation by SLS, or (ii) the Signing Officer shall no longer be employed by SAM.

The authority granted to SAM by this Limited Power of Attorney is not transferable to any other party or entity.

This Limited Power of Attorney shall be governed by, and construed in accordance with, the laws of the State of New York without regard to its conflicts of law principles.

All actions heretofore taken by SAM, which SAM could properly have taken pursuant to this Limited Power of Attorney, be, and hereby are, ratified and affirmed.

\* \* \*

IN WITNESS WHEREOF, Specialized Loan Servicing LLC has caused and by these presents to be signed and acknowledged in its name and behalf by a duly elected and authorized signatory this 17<sup>th</sup> day of July, 2015.

SPECIALIZED LOAN SERVICING LLC

By: [Signature]

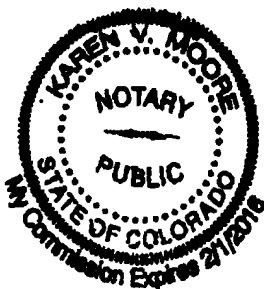
Name: Amanda M. Darby

Title: Senior Vice President, Secretary and General Counsel

STATE OF COLORADO )  
COUNTY OF DOUGLAS )

On the 17<sup>th</sup> day of July in the year 2015 before me, the undersigned, personally appeared Amanda M. Darby, Senior Vice President, Secretary and General Counsel of Specialized Loan Servicing LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS THEREOF, I have hereunto set my hand and affixed by official seal the day and year in this certificate first above written.



[Signature]

Notary Public

**EXHIBIT A-1**

**SIGNATORY AUTHORITY LIST**

**Ronald Rooney, Senior Vice President, Mortgage Operations**

**Scott Keeter, Vice President, REO Management**

**Margaret Fagan, Assistant Vice President, REO**

**Jeff Harnish, Assistant Vice President, Valuations**

**Jeffery Dowden, Second Assistant Vice President, REO**

**Bernadette Fleming, Second Assistant Vice President, REO**

**Jeanne Lien, Second Assistant Vice President, REO Evictions**

**Ashlee Randall, Second Assistant Vice President, Valuations**

**George Roth, Second Assistant Vice President, REO**

Filing # 142935586 E-Filed 01/31/2022 10:29:43 AM

**IN THE COUNTY COURT IN AND  
FORESCAMBIA COUNTY, FLORIDA**

**CASE NO.: 2021 SC 005245**

LVNV FUNDING LLC  
55 Beattie Place, STE 110  
GREENVILLE, SC 29601

Plaintiff,

vs.

DANIEL BROWN  
1026 Brownfield Rd  
Pensacola, FL 32526

[daniel.koktransport@hotmail.com](mailto:daniel.koktransport@hotmail.com)

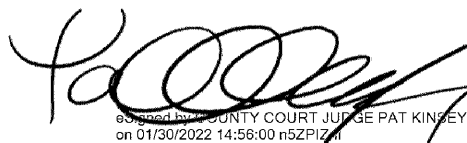
Defendant.

**FINAL JUDGMENT**

At a Small Claims Pretrial Conference on October 29, 2021, the parties appeared. The defendant admitted the debt but could not make payments at this time. As a result, the plaintiff is entitled to a Final Judgment and it is,

**ORDERED AND ADJUDGED** that the Plaintiff, LVNV FUNDING LLC, located at 55 Beattie Place, STE 110, GREENVILLE, SC 29601, shall recover from the Defendant, DANIEL BROWN, in the principal sum of \$1,417.32 together with costs in the amount of \$245.00, which shall bear interest at the rate of 4.25% for which let execution issue.

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



Escambia County Court Judge PAT KINSEY  
on 01/30/2022 14:56:00 n5ZPIZM

Copies furnished to:  
ANDREU, PALMA, LAVIN & SOLIS, PLLC  
Attorney for Plaintiff

Defendant

2101006123

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0226.45

**Document Number:** ECSO25CIV056638NON

**Agency Number:** 26-002168

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06036 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: EST OF DANNY R BROWN

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/19/2025 at 8:52 AM and served same at 10:16 AM on 12/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

## 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 February 4, 2026, 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 FTL INC & BANESCO USA holder of Tax Certificate No. 06036, 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 6 BLK R 1ST HARVESTERS HOMES UNIT 3 PB 2 P 44 OR 7606 P 1530

SECTION 16, TOWNSHIP 1 N, RANGE 31 W

TAX ACCOUNT NUMBER 113913000 (0226-45)

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

EST OF DANNY R 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 February, which is the 4th day of February 2026.

Dated this 12th day of December 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@ESCAMBIACLK.COM

### Post Property:

200 LINCOLN ST 32533



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.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06036 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF DANNY R BROWN 200 LINCOLN ST CANTONMENT, FL 32533	DANNY R BROWN 1301 LAKE DRIVE #A CANTONMENT FL 32533
LVNV FUNDING LLC 55 BEATTIE PLACE STE 110 GREENVILLE SC 29601	DANIEL BROWN 1026 BROWNFIELD RD PENSACOLA FL 32526

WITNESS my official seal this 18th day of December 2025.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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Dated this 15th day of December 2025.

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### Personal Services:

**EST OF DANNY R BROWN**  
200 LINCOLN ST  
CANTONMENT, FL 32533

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



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