



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

0025.43

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT B, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Apr 17, 2025
Property description	BROWN JHANEE 859 RIDGEVIEW LN PENSACOLA, FL 32514 2601 DR MARTIN LUTHER KING JR DR 13-4022-000 LTS 22 23 BLK 119 EAST KING TRACT OR 4858 P 1071 CA 62	Certificate #	2023 / 7163
		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)
# 2023/7163	06/01/2023	314.84	108.62	423.46
→Part 2: Total*				423.46

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)
# 2024/7257	06/01/2024	353.11	6.25	58.26	417.62
Part 3: Total*					417.62

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)	841.08
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)	1,216.08

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: <u>Candice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 21st, 2025</u>

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

+6.25

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: 2500146

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT B, LLC
PO BOX 769
PALM CITY, FL 34991,

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
13-4022-000	2023/7163	06-01-2023	LTS 22 23 BLK 119 EAST KING TRACT OR 4858 P 1071 CA 62

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
ELEVENTH TALENT B, LLC
PO BOX 769
PALM CITY, FL 34991

04-17-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009020220119	Year	Land	Imprv	Total	Cap Val
Account:	134022000	2024	\$18,750	\$0	\$18,750	\$18,750
Owners:	BROWN JHANE	2023	\$18,750	\$0	\$18,750	\$16,500
Mail:	859 RIDGEVIEW LN PENSACOLA, FL 32514	2022	\$15,000	\$0	\$15,000	\$15,000
Situs:	2601 DR MARTIN LUTHER KING JR DR 32503	Disclaimer				
Use Code:	VACANT RESIDENTIAL 🔑	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	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: 🔑							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
02/08/2023	8927	883	\$100	QC	N	📄	Legal Description LTS 22 23 BLK 119 EAST KING TRACT OR 8927 P 883 CA 62	
02/2002	4858	1071	\$5,000	WD	N	📄		
07/2000	4617	868	\$100	CJ	N	📄		
09/1994	3644	918	\$100	QC	N	📄		
12/1986	2317	118	\$14,600	WD	N	📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features None	

Section Map Id:
CA062

Approx. Acreage:
0.1736

Zoned: 🔑
R-1AA

Evacuation & Flood Information
[Open Report](#)

Parcel Information

[Launch Interactive Map](#)

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

Buildings

Images

None

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:04/25/2025 (tc.4632)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT B LLC** holder of **Tax Certificate No. 07163**, 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:

LTS 22 23 BLK 119 EAST KING TRACT OR 4858 P 1071 CA 62

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 134022000 (0925-43)

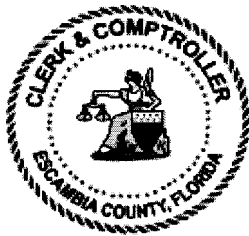
The assessment of the said property under the said certificate issued was in the name of

JHANEE 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 #: 13-4022-000 CERTIFICATE #: 2023-7163

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 18, 2005 to and including June 18, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,
As President
Dated: June 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 20, 2025

Tax Account #: **13-4022-000**

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

By Virtue of Quit Claim Deed recorded 2/8/2023 in OR 8927/883

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. Civil Lien in favor of State of FL/Escambia County recorded 6/27/2016 OR 7547/299

4. Taxes:

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

Tax Account #: 13-4022-000

Assessed Value: \$18,750.00

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 #: 13-4022-000

CERTIFICATE #: 2023-7163

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

JHANEE BROWN
859 RIDGEVIEW LN
PENSACOLA, FL 32514

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

Certified and delivered to Escambia County Tax Collector, this 20th 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 20, 2025

Tax Account #:13-4022-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LTS 22 23 BLK 119 EAST KING TRACT OR 4858 P 1071 CA 62

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 13-4022-000(0925-43)

Recorded in Public Records 2/8/2023 11:08 AM OR Book 8927 Page 883,
Instrument #2023009867, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by:

Faye McSwain

00-00-00-9020-220-119

Space above for Recording Data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 08 day of Feb, 2023
By Faye McSwain (widowed) AKA FAYE HICKS-HOWARD
Whose post office address is 2601 Dr. Martin Luther King Blvd First Party.

to Whanee' Brown (unmarried)
Whose post office address is 859 Ridge View Lane Pensacola FL 32514 Second Party.

(Wherever used herein the terms First Party and Second Party include all 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 \$ Gift
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, situated, lying and being in the County of Escambia, State of Florida, to wit: (Property Legal Description below)

Lots 22 and 23, Block 119, East King Tract, East of Tarragona Street, City of Pensacola, Escambia County, Florida, according to map of said city by Thomas C. Watson in 1906.

SUBJECT TO all Rights, Restrictions, Reservations, Agreements and Easements of Record if Any.

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.

Signed, sealed and delivered in the presence of:

Faye Hicks-Howard AKA Faye McSwain
Witness Signature (to Grantor) Whitney Boydon
Printed Name FAYE HICKS-HOWARD Printed Name Whitney Boydon
Grantor 859 Ridge View Ln Pens FL 32514 Address with 855 Whitney Boydon
Kathy Stylon
Witness Signature (to Grantor) Printed Name Kathy Stylon

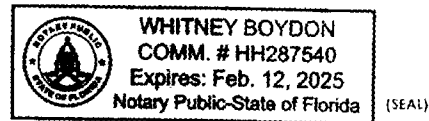
BK: 8927 PG: 884 Last Page

Witness Signature (to Grantor)
Printed Name _____Grantor Signature
Printed name _____

Address _____

Witness Signature (to Grantor)
Printed Name _____STATE OF Florida
COUNTY OF Escambia

The foregoing Instrument was acknowledged before me this 8th day of February 2023
by Faye Hicks-Howard AKA Faye McSwain
Who is Personally known to me or who has produced a FL DL *physically present as Identification.


Notary Signature

(SEAL)

Recorded in Public Records 06/27/2016 at 01:16 PM OR Book 7547 Page 299,
Instrument #2016048069, Pam Childers Clerk of the Circuit Court Escambia
County, FL

Filing # 43245820 E-Filed 06/27/2016 11:22:28 AM

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2015 MM 004781 A

vs.

DIVISION: III

Name: Jhanee S. Brown

Defendant.

CIVIL LIEN

THIS CAUSE comes before the Court for a plea on June 9, 2016. Upon the evidence presented, the Court assesses \$50.00 Hearing Fee. Therefore, the Court determines that \$50.00 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 supervision fees to the Department of Community Corrections, in the amount of \$50.00 which shall accrue interest at the rate of four & seventy-five percent (4.75%) per annum.

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

DONE AND ORDERED in Chambers, at Pensacola, Escambia County, Florida,

NUNC PRO TUNC 6/9/16

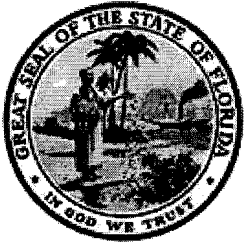
Amy P. Brodersen

eSigned by COUNTY COURT JUDGE AMY BRODERSEN in 01 Judge Brodersen 06/25/2016 18:15:24 eB015DuS

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	<i>[Signature]</i>
DATE	6/27/16





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

Tax Deed Sales - Redeemed From Sale
Account: 134022000 Certificate Number: 007163 of 2023

Date Of Redemption

Clerk's Check

Clerk's Total \$774.00

Postage

Tax Deed Court Registry \$740.00

Payor Name

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒