

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number**
Apr 10, 2015 / 150023

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 4729.0000**, issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 08-4119-610**

Certificate Holder:

CCTS CAPITAL - FLORIDA 80165 US BANK CUST FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, TEXAS 78230

Property Owner:

BROWN SUSAN
409 SEAMARGE LN
PENSACOLA, FLORIDA 32507

Legal Description:

LT 13 HYDE PARK PB 6 P 64 OR 833 P 14 CA 191

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	4729.0000	06/01/13	\$543.31	\$0.00	\$27.17	\$570.48

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	4400.0000	06/01/14	\$1,087.77	\$6.25	\$54.39	\$1,148.41

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,718.89
\$0.00
\$1,075.51
\$200.00
\$125.00
\$3,119.40
\$3,119.40
\$6.25

*Done this 10th day of April, 2015

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Jenna Stewart

Date of Sale: July 6, 2015

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**CCTS CAPITAL - FLORIDA 80165 US BANK CUST
FOR PFS2
7990 IH-10 WEST
SAN ANTONIO, Texas, 78230**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
4729.0000	08-4119-610	06/01/2013	LT 13 HYDE PARK PB 6 P 64 OR 833 P 14 CA 191

2014 TAX ROLL

BROWN SUSAN
409 SEAMARGE LN
PENSACOLA , Florida 32507

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

propel1 (Misty Dante)
Applicant's Signature

04/10/2015
Date



Chris Jones Escambia County Property Appraiser

Real Estate Search	Tangible Property Search	Sale List	Amendment 1/Portability Calculations
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[Back](#)

◆ Navigate Mode ◆ Account Reference ◆

[Printer Friendly Version](#)

General Information

Reference: 592S301100000013
Account: 084119610
Owners: MONROE MARK 50% INT
 MONROE DEBORAH M 50% INT
Mail: 1214 W WRIGHT ST
 PENSACOLA, FL 32501
Situs: 409 SEAMARGE LN 32507
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector.

2014 Certified Roll Assessment

Improvements: \$54,354
Land: \$9,500
Total: \$63,854
Non-Homestead Cap: \$63,854

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/08/2014	7270	1915	\$100	CJ	View Instr
07/17/2014	7199	724	\$100	CJ	View Instr
07/17/2014	7199	629	\$100	CJ	View Instr
01/1974	833	14	\$100	SC	View Instr
01/1971	522	519	\$17,200	WD	View Instr
01/1970	493	290	\$9,000	WD	View Instr

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

2014 Certified Roll Exemptions

None

Legal Description

LT 13 HYDE PARK PB 6 P 64 OR 7 270 P 1915 CA 191

Extra Features

FRAME BUILDING

Parcel Information

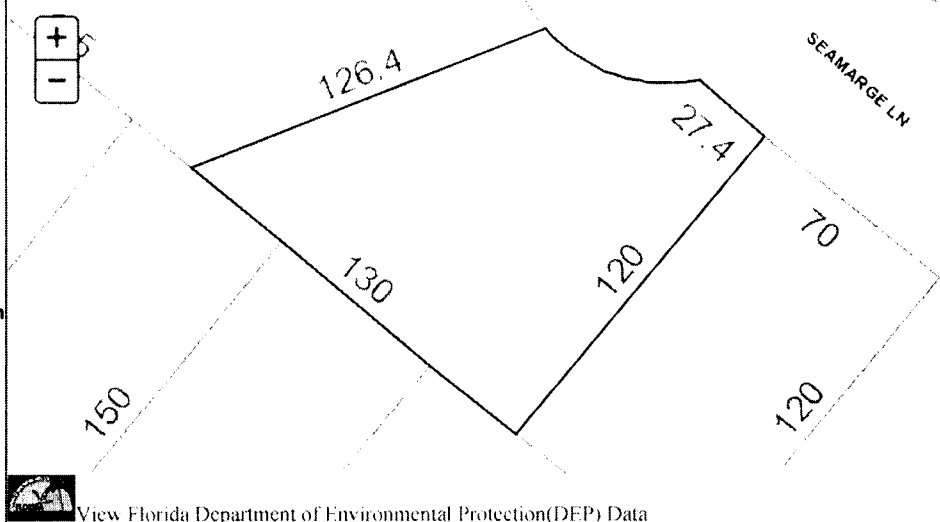
[Launch Interactive Map](#)

Section Map Id:
 CA191

Approx. Acreage:
 0.2600

Zoned:
 R-2

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 409 SEAMARGE LN, Year Built: 1970, Effective Year: 1970

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 2208 Total SF

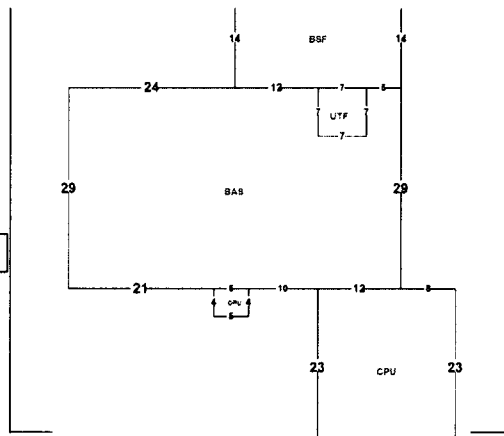
BASE AREA - 1343

BASE SEMI FIN - 336

CARPORT UNF - 460

OPEN PORCH UNF - 20

UTILITY FIN - 49



Images



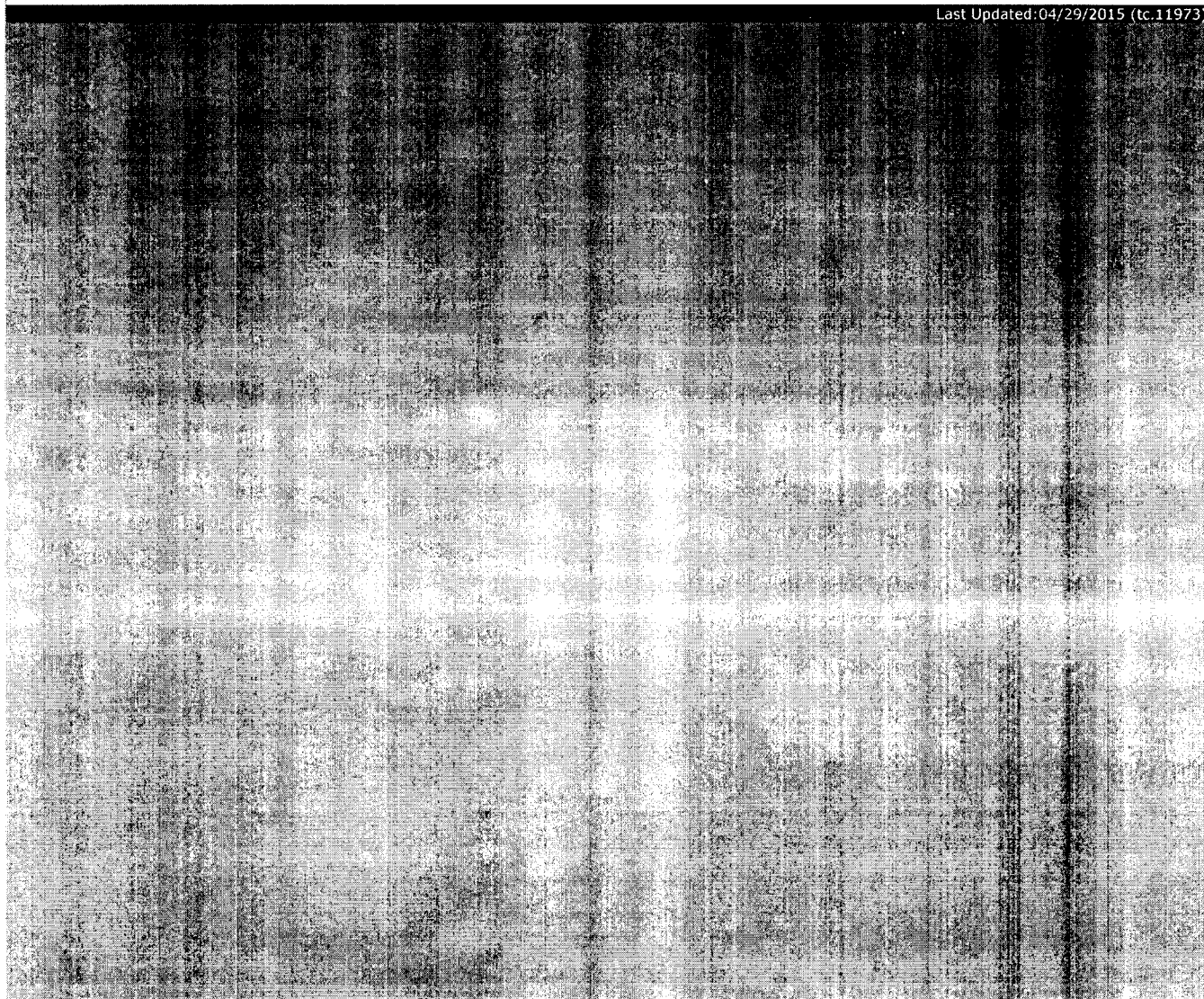
3/31/03



10/23/13

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: 04/29/2015 (tc.11973)



Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12058

April 28, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-28-1995, through 04-28-2015, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Mark Monroe, 50% interest, and Deborah M. Monroe, 50% interest

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

April 28, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12058

April 28, 2015

Lot 13, Hyde Park, as per plat thereof, recorded in Plat Book 6, Page 64, of the Public Records of Escambia County, Florida

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12058

April 28, 2015

**UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS
REPORT THAT APPEAR OF RECORD:**

1. Taxes for the year 2012-2014 delinquent. The assessed value is \$63,854.00. Tax ID 08-4119-610.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-6-2015

TAX ACCOUNT NO.: 08-4119-610

CERTIFICATE NO.: 2013-4729

In compliance with Section 197.256, 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

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

 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

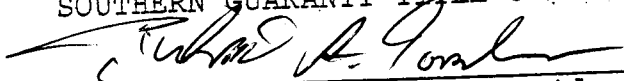
Mark Monroe
1214 West Wright St.
Pensacola, FL 32501

Deborah M. Monroe
6424 Middle Ring St.
Mobile, AL 36608

Unknown Tenants
409 Seamarge Lane
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 28th day of April, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Filing # 21369355 Electronically Filed 12/08/2014 05:16:32 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: The Estate of

RAPHAEL TYRONE CAMPBELL,

Deceased.

CASE NO.: 2014-CP-00887
DIVISION: "F"

PROBATE DIVISION
FILED & RECORDED

2014 DEC 10 A 10 56

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY

(intestate - lineal descendants, no spouse - exempt from claims)

On the petition of MARK MONROE and DEBORAH M. MONROE for an Order Determining Homestead Status of Real Property, all interested persons have been served proper notice of the petition and hearing, or have waived notice thereof, the Court finds that:

1. The decedent died intestate and was domiciled in Escambia County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more descendants;
4. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following described property (the "Property"):

Lot 13, HIDE PARK SUBDIVISION, Escambia County, Florida, according to
Plat filed in Plat Book 6, Page 64, of the Public Records of said County.

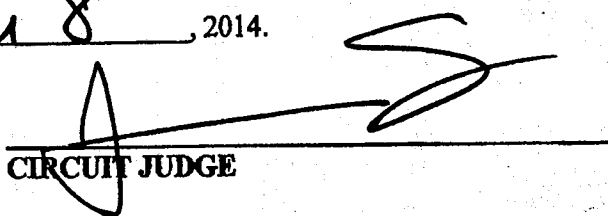
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the
Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of decedent's creditors inured to the following lineal descendants:

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>	<u>SHARE</u>
Mark Monroe	1214 West Wright Street Pensacola, FL 32501	Cousin	Fifty Percent (50%) undivided interest in the property described in paragraph four above
Deborah M. Monroe	6424 Middle Ring St. Mobile, AL 36608	Cousin	Fifty Percent (50%) undivided interest in the property described in paragraph four above

ADJUDGED FURTHER that the co-personal representatives are authorized and directed to surrender all of the Property which may be in the possession or control of the co-personal representatives to the decedent's descendants specified above and the co-personal representatives shall have no further responsibility with respect to it.

ORDERED on December 8, 2014.


CIRCUIT JUDGE

Conformed copy to:
Thomas G. Van Matre, Jr., Esquire

Filing # 15918712 Electronically Filed 07/15/2014 12:13:00 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: The Estate of

SUSAN BROWN,
Deceased.

CASE NO.:
DIVISION:

2014 CP8
F

PROBATE DIVISION
FILED & RECORDED

2014 JUL 18 A 10:52

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

ORDER OF SUMMARY ADMINISTRATION
(intestate)

On the petition of MARK MONROE and DEBORAH M. MONROE as beneficiaries (sole heirs at law) of the Estate of Raphael Tyrone Campbell for summary administration of the estate of SUSAN BROWN, deceased, the Court finding that the decedent died on June 6, 2012; that all interested persons have been served proper notice of the petition and hearing or have joined in the Petition for Summary Administration; that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the decedent as follows:

<u>Name</u>	<u>Address</u>	<u>Asset Share, or Amount</u>
The Estate of Raphael Tyrone Campbell	Mark Monroe and 1214 West Wright St. Pensacola, FL 32501	100% of all estate assets including those probate assets described
	Deborah M. Monroe 6424 Middle Ring Ct. Mobile, AL 36608	

HOMESTEAD REAL PROPERTY (EXEMPT):

Lot 13, HIDE PARK SUBDIVISION, Escambia County, Florida, according to Plat filed in Plat Book 6, Page 64, of the Public Records of said County.

2. Those to whom specified parts of the decedent's estate are assigned by this order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.

3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

ORDERED on the 17th day of July, 2014, in Pensacola,
Escambia County, Florida.


CIRCUIT JUDGE

Conformed copy to:
Thomas G. Van Matre, Jr., Esquire

Filing # 15918712 Electronically Filed 07/15/2014 12:13:00 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA
PROBATE DIVISION

IN RE: The Estate of

SUSAN BROWN,

Deceased.

CASE NO.:
DIVISION:

2014CP87
F

PROBATE DIVISION
FILED & RECORDED
2014 JUL 18 AM 8:52
PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(intestate - lineal descendants, no spouse - exempt from claims)

On the petition of MARK MONROE and DEBORAH M. MONROE as beneficiaries (sole heirs at law) of Raphael Tyrone Campbell, Deceased, for an Order Determining Homestead Status of Real Property, all interested persons have been served property notice of the petition and hearing, or have joined in the Petition to Determine Homestead Status of Real Property, the Court finds that:

1. The decedent died intestate and was domiciled in Pensacola, Escambia County, Florida;
2. The decedent was not survived by a spouse;
3. The decedent was survived by one or more descendants;
4. At the time of death, the decedent owned and resided on the real property described in

the petition; it is

ADJUDGED that the following described property (the "Property"):

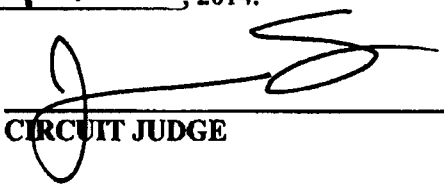
Lot 13, HIDE PARK SUBDIVISION, Escambia County, Florida, according to Plat filed in Plat Book 6, Page 64, of the Public Records of said County.

constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the Property descended, as of the decedent's date of death, and the constitutional exemption from claims of decedent's creditors inured to the following lineal descendants:

<u>NAME and ADDRESS</u>	<u>RELATIONSHIP</u>	<u>SHARE</u>
The Estate of Raphael Tyrone Campbell c/o Mark Monroe and Deborah M. Monroe 1214 West Wright Street Pensacola, FL 32501	Deceased Son	100% to The Estate of Raphael Tyrone Campbell

ORDERED on July 17, 2014.



CIRCUIT JUDGE

Conformed copy to:
Thomas G. Van Matre, Jr., Esquire

THE ESCAMBIA SUN-PRESS, LLC
PUBLISHED WEEKLY SINCE 1948



(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared

MICHAEL P. DRIVER

who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

07/06/2015 - TAX CERTIFICATE # 04729

in the CIRCUIT Court
was published in said newspaper in the issues of
JUNE 4, 11, 18, & 25 2015

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 25TH
JUNE A.D., 20 15

Paula D. Turner

PAULA D. TURNER

NOTARY PUBLIC

NOTICE OF APPLICATION FOR
TAX DEED

NOTICE IS HEREBY GIVEN, That CCTS CAPFL 80165 US BANK CUST FOR PFS2 holder of Tax Certificate No. 04729, issued the 1st day of June, A.D., 2013 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 13 HYDE PARK PB 6 P 64 OR 7
270 P.1915 CA 191

SECTION 59, TOWNSHIP 2 S,
RANGE 20 W

TAX ACCOUNT NUMBER 084119610
(15-467)

The assessment of the said property under the said certificate issued was in the name of MARK MONROE 50% INT and DEBORAH M MONROE 50% INT

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 Monday in the month of July, which is the 6th day of July 2015.

Dated this 4th day of June 2015.

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
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-2w-06-04-11-18-25-2015



PAULA D. TURNER
Notary Public - State of Florida
Commission #PF167479
My Commission Expires
August 24, 2016