

18-354

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1800060

Date of Tax Deed Application

Apr 20, 2018

This is to certify that **GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616**, holder of **Tax Sale Certificate Number 2016 / 4302**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **08-3625-525**

Cert Holder:

GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

Property Owner:

BRACKETT MAXINE G LIFE EST
CANTRILL CELITA L
10 RODGERS PL
PENSACOLA, FL 32506
 LT 14 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 442 P 61 1 OR
 3154 P 892 OR 5670 P 802

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/4302	08-3625-525	06/01/2016	1,072.30	53.62	1,125.92

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2017/4219	08-3625-525	06/01/2017	1,099.31	6.25	54.97	1,160.53

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

2,286.45

0.00

1,019.36

200.00

175.00

3,680.81

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

48,144.00

6.25

Done this the 23rd day of April, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 4, 2018

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
 08-3625-525 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800060

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
GARNET ROCK LLC - 616 US BANK % GARNET ROCK LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
08-3625-525	2016/4302	06-01-2016	LT 14 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 442 P 61 1 OR 3154 P 892 OR 5670 P 802

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, ownership and encumbrance 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
GARNET ROCK LLC - 616 US BANK % GARNET ROCK
LLC-616
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

← Navigate Mode ☒ Account ☐ Reference →

[Printer Friendly Version](#)

General Information

Reference: 562S301300140002
Account: 083625525
Owners: BRACKETT MAXINE G LIFE EST
 CANTRILL CELITA L
Mail: 10 RODGERS PL
 PENSACOLA, FL 32506
Situs: 10 RODGERS PL 32506
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): WEST
 PENSACOLA/WARRINGTON/ESCAMBIA
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$24,000	\$81,544	\$105,544	\$96,288
2016	\$24,000	\$78,968	\$102,968	\$94,308
2015	\$24,000	\$75,745	\$99,745	\$93,653

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/2005	5670	802	\$100	QC	View Instr
04/1992	3154	892	\$100	WD	View Instr
01/1969	442	611	\$3,500	WD	View Instr

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

2017 Certified Roll Exemptions

HOMESTEAD EXEMPTION, WIDOW

Legal Description

LT 14 BLK B TWIN OAKS UNIT 2 PB 6 P 96 OR 442
 P 611 OR 3154 P 892 OR 5670 P 802

Extra Features

None

Parcel Information

[Launch Interactive Map](#)

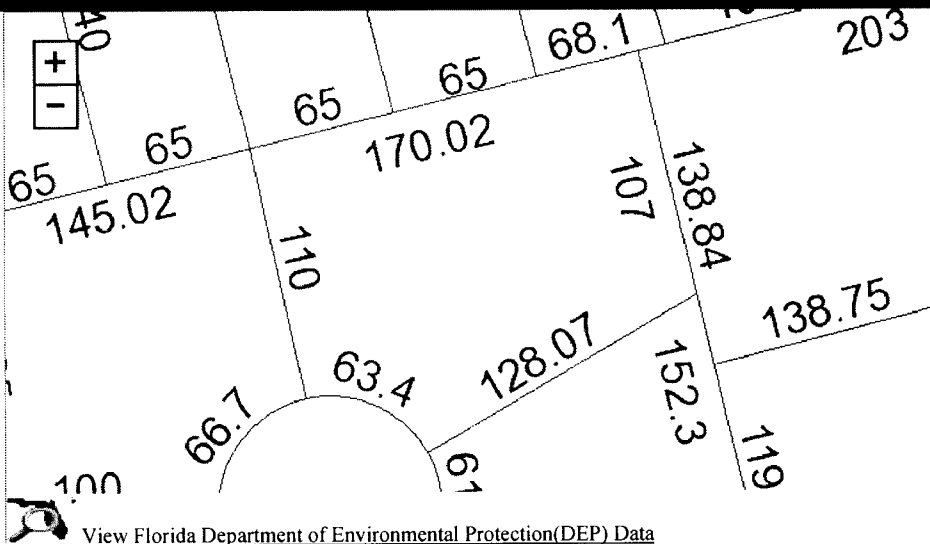
Section Map

Id: 53-2S-30-1

Approx. Acreage: 0.5170

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)



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


Buildings

Address: 10 RODGERS PL, Year Built: 1969, Effective Year: 1969

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1
 EXTERIOR WALL-BRICK-FACE/VENEER
 FLOOR COVER-CARPET
 FOUNDATION-WOOD/SUB FLOOR
 HEAT/AIR-CENTRAL/HVAC

INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

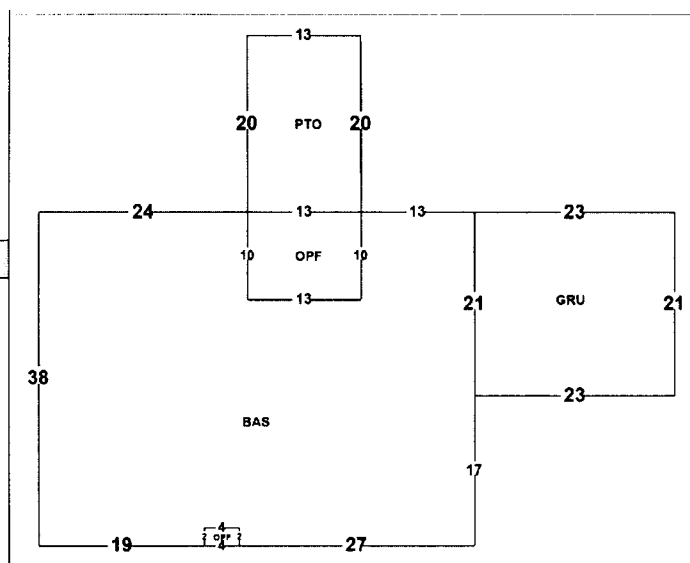
 Areas - 2643 Total SF

BASE AREA - 1762

GARAGE UNFIN - 483

OPEN PORCH FIN - 138

PATIO - 260



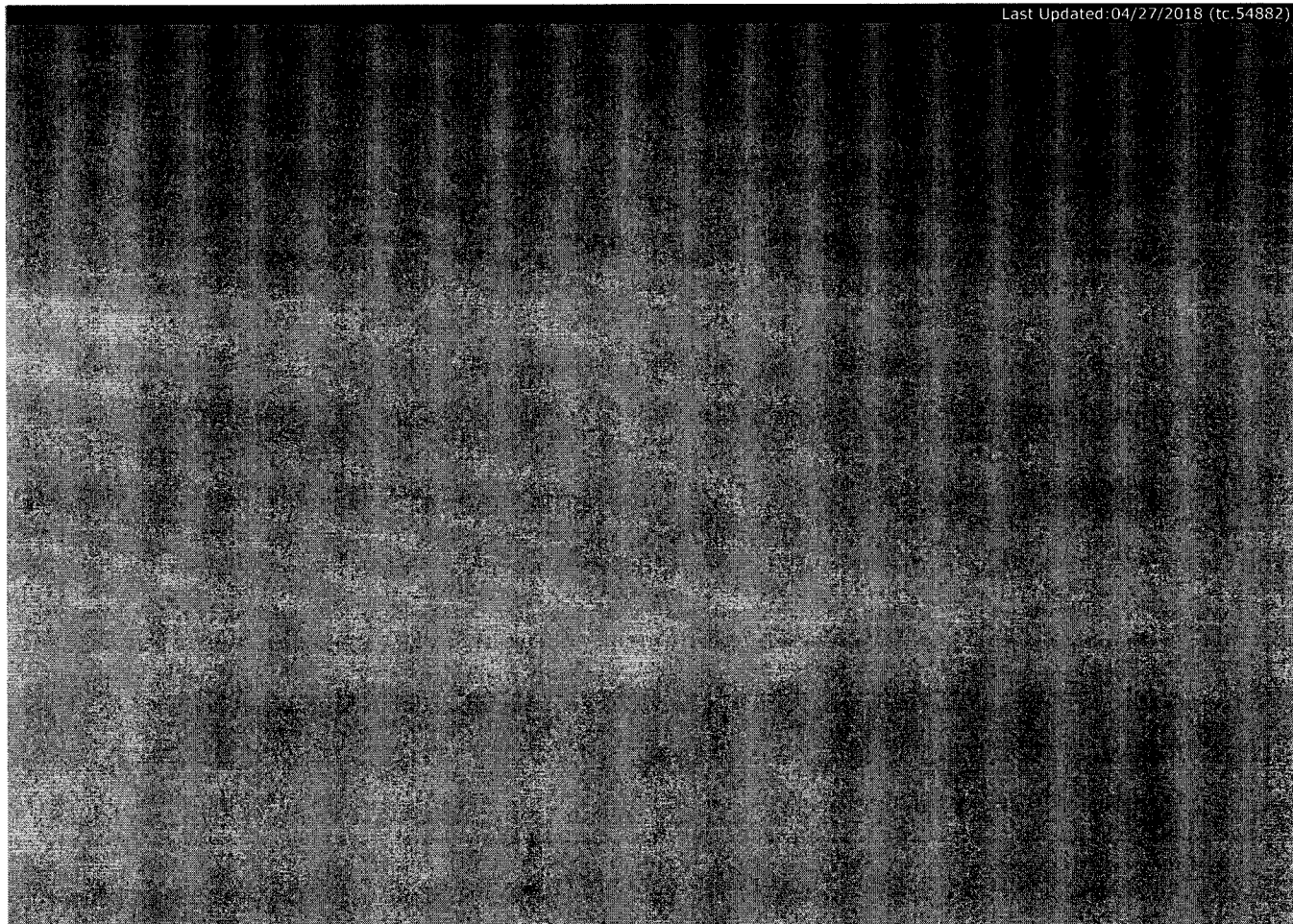
Images



3/23/17

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:04/27/2018 (tc.54882)



18354

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14361

May 25, 2018

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 05-25-1998, through 05-25-2018, and said search reveals the following:

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

Maxine G. Brackett, life estate, and Celita L. Cantrill

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14361

**Lot 14, Block B, Twin Oaks Unit No. 2, as per plat thereof, recorded in Plat Book 6, Page 96, of the
Public Records of Escambia County, Florida**

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14361

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

1. Utility Lien filed by ECUA recorded in O.R. Book 7337, page 451.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$105,544.00. Tax ID 08-3625-525.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-4-2018

TAX ACCOUNT NO.: 08-3625-525

CERTIFICATE NO.: 2016-4302

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 2017 tax year.

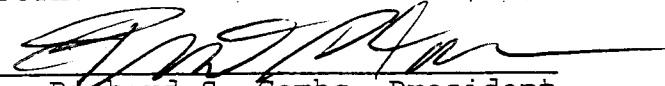
Maxine G. Brackett
Celita L. Cantrill
10 Rodgers Place
Pensacola, FL 32506

Celita L. Cantrill
614 N. 72nd Ave.
Pensacola, FL 32506

ECUA
9255 Sturdevant St.
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,
this 25th day of May, 2018.

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.

QUIT-CLAIM DEED

RETURN TO:

Maxine G. Brackett
10 Rodgers Place
Pensacola, FL 32506

THIS INSTRUMENT PREPARED BY:

Tommy E. McPherson, Esq.
1008 Avia Lane
Pensacola, FL 32507

Property Appraisers Parcel Identification Numbers:

Grantee(s) S.S. #(s):

THIS QUIT-CLAIM DEED, Executed this 20th day of June, A.D. 2005, by

MAXINE BRACKETT, an unmarried widow,

first party,

to **MAXINE G. BRACKETT, for her lifetime, then to CELITA L. CANTRILL, in fee simple.**

whose post office address is: 10 Rodgers Place, Pensacola, FL 32506

second party.

WITNESSETH, That the said first party, for and in consideration of the sum of \$ 10.00 --- in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said 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, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 14, Block B of TWIN OAKS UNIT NO. 2, a subdivision of a portion of Section 56,
Township 2 South, Range 30 West, according to Plat of said subdivision recorded in
Plat Book 6 at Page 96 of the records of Escambia County, Florida.

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging on 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 proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and seal these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Tommy E. McPherson
WITNESS SIGNATURE

Tommy E. McPherson
PRINTED NAME

Robin M. McPherson
WITNESS SIGNATURE

Robin M. McPherson
PRINTED NAME

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared, MAXINE BRACKETT, to me known to be the person described in and who executed the foregoing Quit-Claim Deed, upon oath, and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of June, A.D. 2005.

Maxine Brackett
MAXINE BRACKETT

10 Rodgers Place
ADDRESS
Pensacola, FL 32506

IDENTIFICATION/PERSONALLY KNOWN

Robin M. McPherson
NOTARY SIGNATURE
MY COMMISSION EXPIRES: 11-7-07



Robin M. McPherson
MY COMMISSION # 00254308 EXPIRES
November 7, 2007
BONDED THRU TROY FARM INSURANCE, INC.

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



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

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

LT 14 BLK B TWIN OAKS UNIT 2 P B 6 P 96 OR 442 P 611 OR 3154 P 892 OR 5670 P 802

Customer: Maxine G Brackett

Account Number: 55379-45405

Amount of Lien: \$429.28, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

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

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

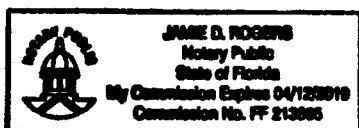
Dated: 4-29-15

EMERALD COAST UTILITIES AUTHORITY

BY: Laura Teschel

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 29 day of April, 2015, by Laura Teschel of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

18 - 354

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 083625525 Certificate Number: 004302 of 2016**

Payor: STEVEN CANTRILL 10 RODGERS PLACE PENSACOLA, FL 32506 Date 07/11/2018

Clerk's Check # 22031684
Tax Collector Check # 1

Clerk's Total \$483.75
Tax Collector's Total \$3,963.12
Postage \$21.68
Researcher Copies \$2.00
Total Received ~~\$4,470.55~~

*\$4004.95
Reduced Amount
Hm*

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *[Signature]*
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2016 TD 004302

Redeemed Date 07/11/2018

Name STEVEN CANTRILL 10 RODGERS PLACE PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$483.75	
Due Tax Collector = TAXDEED	\$3,963.12	402.95
Postage = TD2	\$21.68	
ResearcherCopies = TD6	\$2.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 083625525 Certificate Number: 004302 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/04/2018"/>	Redemption Date <input type="text" value="07/11/2018"/> 
Months	5	3
Tax Collector	<input type="text" value="\$3,680.81"/>	<input type="text" value="\$3,680.81"/>
Tax Collector Interest	\$276.06	\$165.64
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,963.12	<input type="text" value="\$3,852.70"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$33.75	\$20.25
Total Clerk	\$483.75	<input type="text" value="\$470.25"/> CH
Postage	<input type="text" value="\$21.68"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$2.00"/>	<input type="text" value="\$2.00"/>
Total Redemption Amount	\$4,470.55	\$4,324.95
	Repayment Overpayment Refund Amount	\$145.60

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

July 19, 2018

GARNET ROCK LLC-616 US BANK
PO BOX 645040
CINCINNATI OH 45264

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

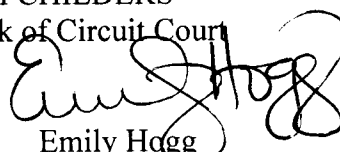
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 004302	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division