

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jun 19, 2014 / 140521**

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 7735.0000** , issued the **1st** day of **June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 11-0534-644**

Certificate Holder:
US BANK AS CUST FOR MOONSTONE LIEN INVESTMENTS
LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
BROWN C R
2030-B N ROBERTS CIR
PENSACOLA , FLORIDA 32534

Legal Description:

BEG AT NW COR OF SE1/4 OF SE1/4 SLY ALG W LI OF SE1/4 OF SE1/4 330 FT N 90 DEG E 989 26/100 FT FOR POB CONT N 90 DEG E 44 42/100 FT N 0 DEG 0 MIN 54 ...

See attachment for full legal description.

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
2012	7735 0000	06/01/12	\$360.19	\$0.00	\$43.15	\$403.34

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
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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
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

\$403.34
\$0.00
\$250.00
\$75.00
\$728.34
\$728.34
\$18,622.50
\$6.25

*Done this 19th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By *Glenda Makum*

Date of Sale: *March 2, 2015*

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

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

6/19/2014

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-0534-644

June 30, 2014
Tax Year: 2011
Certificate Number: 7735.0000

BEG AT NW COR OF SE1/4 OF SE1/4 SLY ALG W LI OF SE1/4 OF SE1/4 330 FT N 90 DEG E 989 26/100 FT FOR POB
CONT N 90 DEG E 44 42/100 FT N 0 DEG 0 MIN 54 SEC W 132 FT TO S R/W LI OF NORTH ROBERTS CIR (66 FT
R/W) S 90 DEG W 43 13/100 FT S 0 DEG 32 MIN 32 SEC E 132 01/100 FT TO POB OR 6507 P 1878

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK AS CUST FOR MOONSTONE LIEN
INVESTMENTS LLC
LOCK BOX #005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

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
7735.0000	11-0534-644	06/01/2012	BEG AT NW COR OF SE1/4 OF SE1/4 SLY ALG W LI OF SE1/4 OF SE1/4 330 FT N 90 DEG E 989 26/100 FT FOR POB CONT N 90 DEG E 44 42/100 FT N 0 DEG 0 MIN 54 SEC W 132 FT TO S R/W LI OF NORTH ROBERTS CIR (66 FT R/W) S 90 DEG W 43 13/100 FT S 0 DEG 32 MIN 32 SEC E 132 01/100 FT TO POB OR 6507 P 1878

2013 TAX ROLL

BROWN C R
2030-B N ROBERTS CIR
PENSACOLA , Florida 32534

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.

moonstone (Andrea Manganelli)
Applicant's Signature

06/19/2014
Date

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.: 11739

December 4, 2014

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 12-04-1994, through 12-04-2014, and said search reveals the following:

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

C.R. Brown, contractual interest and Syble T. Dubose, a widow, fee simple 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: 

December 4, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11739

December 4, 2014

201N304301000044 - Full Legal Description

BEG AT NW COR OF SE1/4 OF SE1/4 SLY ALG W LI OF SE1/4 OF SE1/4 330 FT N 90 DEG E 989 26/100 FT FOR
POB CONT N 90 DEG E 44 42/100 FT N 0 DEG 0 MIN 54 SEC W 132 FT TO S R/W LI OF NORTH ROBERTS CIR (66
FT R/W) S 90 DEG W 43 13/100 FT S 0 DEG 32 MIN 32 SEC E 132 01/100 FT TO POB OR 6507 P 1878

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11739

December 4, 2014

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

1. That certain Contract for Deed executed by C.R. Brown in favor of J.W. Dubose, Sr. (deceased) and Syble T. Dubose dated 11/01/2008 and recorded 09/16/2009 in Official Records Book 6507, page 1878 of the public records of Escambia County, Florida, in the original amount of \$75,000.00.
2. Taxes for the year 2011 delinquent.. The assessed value is \$37,803.00. Tax ID 11-0534-644.

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: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2015

TAX ACCOUNT NO.: 11-0534-644

CERTIFICATE NO.: 2012-7735

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

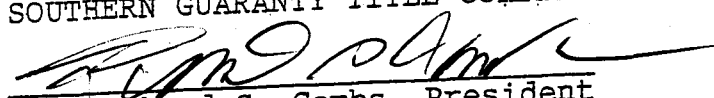
- Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2014 tax year.

C.R. Brown
2030-B N. Roberts Circle
Pensacola, FL 32534

Syble T. Dubose
10291 Cove Ave.
Pensacola, FL 32534

Certified and delivered to Escambia County Tax Collector,
this 5th day of December, 2014.

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.

This Indenture, Entered into the 1st day of November A.D. 2008 between J.W. DuBose, Sr. and Syble T. DuBose of the first part, and C.R. Brown of the second part,

WITNESSETH;

That the said party of the first part, agrees to sell to the said party of the second part, the following Described real estate, lying and being in Escambia County State of Florida, to-wit:

Legal: Beginning at the Northwest corner of the Southeast quarter of the Southeast quarter, Section 20, Township 1 North, Range 30 West; Escambia County, Florida; then southerly along the West line of said Southeast quarter of the Southeast quarter, 330 feet; then go North 90 degrees, 0 minutes and 0 seconds East a distance of 989.26 feet to the Point of Beginning; then continue North 90 degrees 0 minutes 0 seconds East a distance of 44.42 feet; then North 0 degrees and 54 seconds West a distance of 132 feet to South right-of-way line of North Roberts Circle (66ft R/W); then South 90 degrees 0 minutes and 01 seconds West a distance of 43.13 feet; then South 0 degrees 32 minutes and 32 seconds East a distance of 132.01 feet to the Point of Beginning.

For the price of \$75,000 DOLLARS, of which purchase money the said party of the second part has paid the sum of nothing down. Dollars, and has given her promissory notes, of even date herewith, in the sum of \$581.47 dollars per month due on the first of the month for 20 years. If paid after 5th of month \$20.00 late fee. Payable at the home of Joseph W. DuBose, Sr., 10291 Cove Avenue.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and afterwards, and other governmental improvement taxes and assessments, which may be assessed against the said property, and also to keep the improvements upon said property insured in the name of said party of the first part in the sum of not less than \$75,000 Dollars, at cost of party of second part.

The said party of the second part further agrees, and hereby covenants that upon failure to do and perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event, the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all payments made on account of said property shall be considered and treated as a reasonable rental of same up to the date of said default or non-payment, and the said party of the second part shall become as to the said property hereinbefore described, the tenant at will of said party of the first part, and will vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice in writing.

The party of the first part upon payment of all of said notes according to their tenor and effect, and upon the due and faithful performance of the agreements and covenants herein agreed to be done or performed, shall execute and deliver to the said party of the second part a good and sufficient deed of conveyance to said property, at the cost and expense of party of 2nd part.

In Witness Where of, The parties hereto have hereunto set their hands and seals.

Signed, sealed and delivered in the presence of:

SELLER (S) J.W. DuBose Sr.
Syble T. DuBose
SELLER (S) Syble T. DuBose
Syble T. DuBose
BUYER'S C.R. Brown
BUYER'S _____

WITNESS' Anaela D. Stephenson
Anaela D. Stephenson
WITNESS' Kimberly J. Nelson
Kimberly J. Nelson
WITNESS' Anaela D. Stephenson
Anaela D. Stephenson
WITNESS' Kimberly J. Nelson
Kimberly J. Nelson

STATE OF Florida
COUNTY OF Escaambia

Kimberly J Nelson
I hereby Certify that on this day, before me,
an officer duly authorized to administer
oaths and take acknowledgments, personally
Appeared

J.W. Dubose Sr and Syble T Dubose, C.R. Brown

Known to me to be the persons X described in and who executed the foregoing instrument, who
acknowledged before me that they executed the same, and an oath was not taken. (Check one)

Said person(s) is/are personally known to me. X Said person(s) provided the following type of
identification: Joseph FL Dr Lic# D120499378220 C R Brown (personally known)
Syble

Witness my hand and official seal in the County and State last
Aforesaid this 15 day of October, A.D. 2008.



Kimberly J Nelson
Notary signature
Kimberly J Nelson
Printed Name

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 4th day of April, 2006,
by first party, Grantor, Heronica M. DeBora,
whose post office address is 2889 Monica Ln. Cantonment, Florida 32533
to second party, Grantee, Joseph W. Dubose Sr. and Sibyl T. Dubose,
whose post office address is 10091 Cole Ave. Pensacola, Florida 32534

WITNESSETH, That the said first party, for good consideration and for the sum of Twenty
Thousand Dollars (\$20,000.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of Escambia
State of Florida to wit:

Property located on Roberts Circle Pensacola, F.

LEGAL DESCRIPTION:

PARCEL "C" - COMMENCING AT THE NORTHWEST CORNER OF THE
SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 20, TOWNSHIP 1 NORTH,
RANGE 30 WEST; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID
SOUTHEAST ¼ OF THE SOUTHEAST ¼, 330.00 FEET; THENCE GO NORTH 90
DEGREES 00'00" EAST A DISTANCE OF 954.20 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE NORTH 90 DEGREES 00'00" EAST A
DISTANCE OF 79.48 FEET; THENCE GO NORTH 00 DEGREES 00'54" WEST A
DISTANCE OF 132.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH
ROBERTS CIRCLE (66' R/W); THENCE GO SOUTH 90 DEGREES 00'00" WEST
ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 88.57 FEET; THENCE
DEPARTING SAID RIGHT OF WAY LINE GO SOUTH 03 DEGREES 57'22" EAST
A DISTANCE OF 132.32 FEET TO THE POINT OF BEGINNING. CONTAINING
0.25 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: Cynthia Renteo

Print name of Witness: Cynthia Renteo

Signature of Witness: Monica Garza

Print name of Witness: Monica Garza

Signature of First Party: Veronica M. DuBose

Print name of First Party: Veronica M. DuBose

Signature of Second Party: Joseph W. DuBose Sr. & Syble T. DuBose

Print name of Second Party: Joseph W. DuBose Sr. & Syble T. DuBose

Signature of Preparer: Veronica M. DuBose

Print Name of Preparer: Veronica M. DuBose

Address of Preparer: 2889 Monica In Cantonment, Fl. 32533

State of Florida
County of Escambia }

On 4 April 2004 before me, Susan Holmes
appeared Veronica DuBose, Joseph DuBose Sr + Syble DuBose

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal
Susan Holmes
Signature of Notary

Affiant Known Produced ID
Type of ID FL DRIV. LIC
(Seal)

