

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800356

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032,

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
14-2370-000	2016/8371	06-01-2016	N 102 1/2 FT OF LT 1 AND OF W 26 FT 8 IN OF LT 2 B LK 278 NEW CITY TRACT OR 4369 P 34 OR 7198 P 427 C A 37

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
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

04-27-2018
Application Date

Applicant's signature

18-571

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800356

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **TLOA OF FLORIDA LLC**, holder of **Tax Sale Certificate Number 2016 / 8371**, 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: **14-2370-000**

Cert Holder:
TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON, CT 06032

Property Owner:
COOKE MARY ELLEN
1901 E YONGE ST
PENSACOLA, FL 32503
N 102 1/2 FT OF LT 1 AND OF W 26 FT 8 IN OF LT 2 B LK 278
NEW CITY TRACT OR 4369 P 34 OR 7198 P 427 (Full legal
attached.)

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
2016/8371	14-2370-000	06/01/2016	925.15	46.26	971.41

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
2017/8197	14-2370-000	06/01/2017	926.84	6.25	46.34	979.43

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)

1,950.84
0.00
859.18
200.00
175.00
3,185.02

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

41,623.00
6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 5, 2018

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
14-2370-000 2016

N 102 1/2 FT OF LT 1 AND OF W 26 FT 8 IN OF LT 2 B LK 278 NEW CITY TRACT OR 4369 P 34 OR 7198 P 427 C A 37



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:	000S009025001278
Account:	142370000
Owners:	COOKE MARY ELLEN
Mail:	1901 E YONGE ST PENSACOLA, FL 32503
Situs:	1901 E YONGE ST 32503
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Schools (Elem/Int/High):	OJ SEMMES/WORKMAN/WASHINGTON
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	\$68,330	\$49,505	\$117,835	\$83,246
2016	\$60,130	\$47,955	\$108,085	\$81,534
2015	\$43,219	\$46,949	\$90,168	\$80,968

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

[File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/02/2014	7198	427	\$100	WD	View Instr
02/1999	4369	34	\$68,000	WD	View Instr
09/1981	1581	706	\$37,000	WD	View Instr
09/1980	1474	275	\$34,000	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	

Legal Description	
N 102 1/2 FT OF LT 1 AND OF W 26 FT 8 IN OF LT 2 BLK 278 NEW CITY TRACT OR 4369 P 34 OR 7198 P 427 CA 37	

Extra Features	
CARPORT	

Parcel Information

Section Map Id:
CA037

Approx. Acreage:
0.1569

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data


[Launch Interactive Map](#)

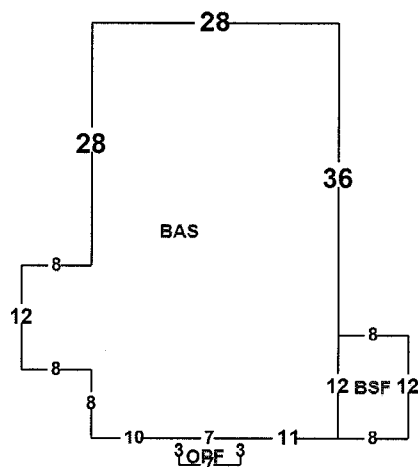
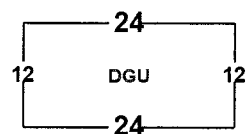
Buildings

Address: 1901 E YONGE ST, Year Built: 1944, Effective Year: 1944

Structural Elements
DECOR/MILLWORK ABOVE AVERAGE
DWELLING UNITS 1
EXTERIOR WALL SIDING LAP AAVG
FLOOR COVER HARDWOOD/PARQUET

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-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1845 Total SF
BASE AREA - 1440
BASE SEMI FIN - 96
DET GARAGE UNF - 288
OPEN PORCH FIN - 21



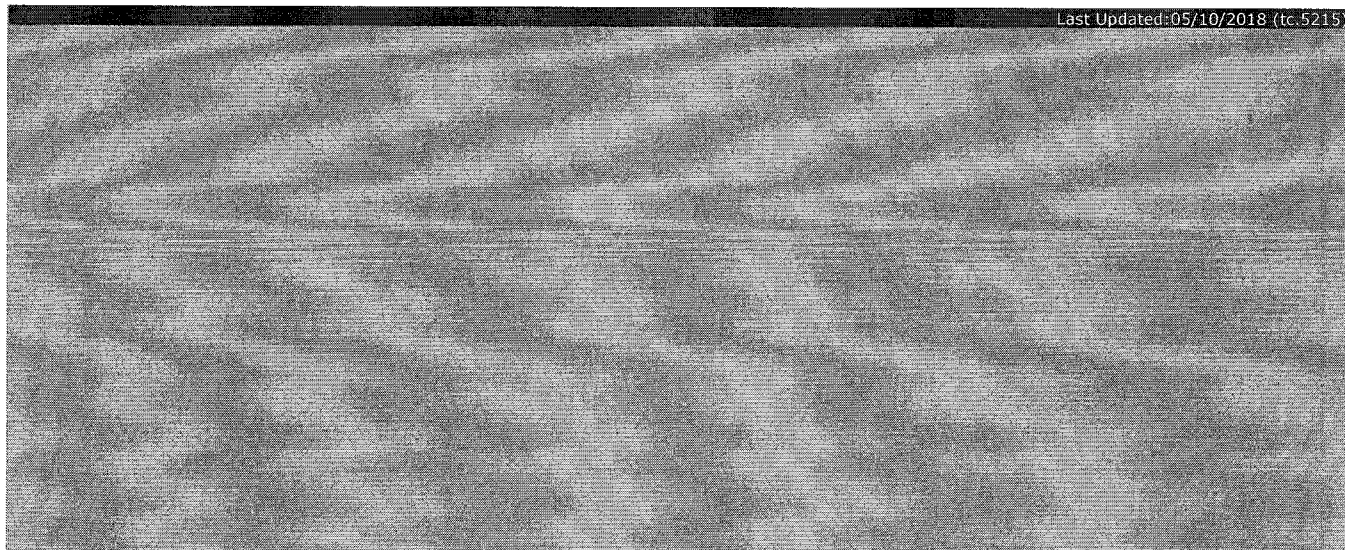
Images



8/12/15

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: 05/10/2018 (tc.5215)



IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA,

Plaintiff,

CASE NO: 2006 CT 003573

vs.

DIVISION: II

Name: Mary Ellen Cooke

Defendant.

CIVIL LIEN

THIS CAUSE comes before the Court for assessment of Alcohol Monitoring fees. Upon the evidence presented, the Court assess \$210.00 in monitoring fees arrears. Therefore, the Court determines that \$210.00 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 Alcohol Monitoring fees to the **Department of Community Corrections**, in the amount of \$210.00 which shall accrue interest at the rate of Eleven percent (11%) 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.

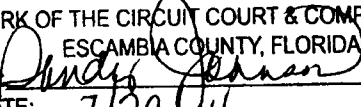
the 15th **DONE AND ORDERED** in Chambers, at Pensacola, Escambia County, Florida,
day of January 2008.



Judge G.J. Rbark, III

cc: Attorney for Defendant
Assistant State Attorney, Division II
Burton Chesterfield, Community Corrections
Community Corrections - Accounting
Mary Ellen Cooke, Defendant

Case: 2006 CT 003573
00066617394
Dkt: FREEL Pg#:

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  D.C.
DATE: 7/29/14

TRAFFIC DIVISION
FILED & RECORDED

2008 JAN 15 P 2:44

CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



IN THE COUNTY COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

Case: 2007 CT 002057



00025709457

Dkt: TR0922 Pg#:

STATE OF FLORIDA,

vs.

CASE NO.: 2007 CT 002057
DIVISION: II

DEFENDANT: MARY ELLEN COOKE
1901 E YONGE ST
PENSACOLA, FL 32503

DATE OF BIRTH: 01/15/1966

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On AUGUST 8, 2007, an order assessing fines, costs, and additional charges was entered
against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center,
Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and
additional charges in the sum of \$ 278.00, the amount of which shall bear interest at the rate
prescribed by law (11%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the
property, both real and personal, of the defendant.


FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,
Florida, this 13 day of August, 2007


COUNTY JUDGE

cc: DEFENDANT



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: 	D.C.
DATE: <u>5/29/14</u>	

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2008 CF 005648 A
DIVISION: K
DATE OF BIRTH: 01/15/1966
SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: MARY ELLEN COOKE
1901 E YONGE STREET
PENSACOLA FL 32503

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On March 30, 2009, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

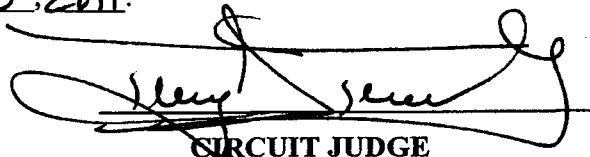
Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$1,128.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

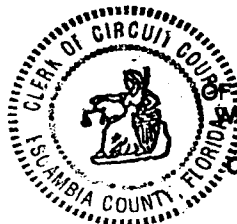
FOR WHICH LET EXECUTION ISSUE.

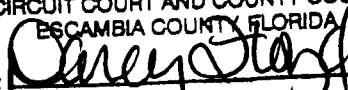
DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 12th day of September, 2011.


CIRCUIT JUDGE

Copy to: DEFENDANT

Case: 2008 CF 005648 A
00053089715
Dkt: CERTLIEN Pg#:



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY: 

CIRCUIT CRIMINAL DIVISION
FILED & RECORDED

2011 SEP 13 P 3:05

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2008 CF 005648 A
DIVISION: K
DATE OF BIRTH: 01/15/1966
SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: MARY ELLEN COOKE
1901 E YONGE STREET
PENSACOLA FL 32503

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On March 30, 2009, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

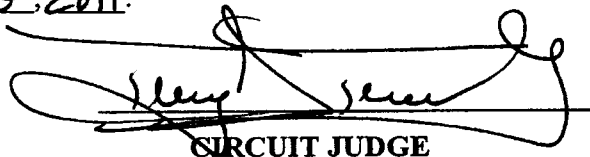
Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$1,128.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

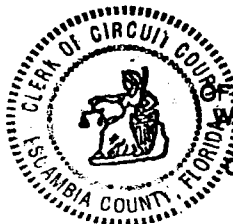
FOR WHICH LET EXECUTION ISSUE.

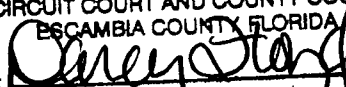
DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 12th day of September, 2011.


CIRCUIT JUDGE

Copy to: DEFENDANT

Case: 2008 CF 005648 A
00053089715
Dkt: CERTLIEN Pg#:



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY: 

FILED & RECORDED
CRIMINAL DIVISION

2011 SEP 13 P 3:05

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE CIRCUIT COURT IN AND
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2009 CF 003107 A

DIVISION: K

DATE OF BIRTH: 01/15/1966

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: MARY ELLEN COOKE
1901 E YONGE STREET
PENSACOLA FL 32503

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On September 11, 2009, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$668.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (6%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this 12th day of September, 2011.

CIRCUIT JUDGE

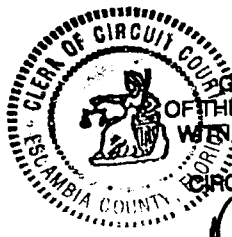
Copy to: DEFENDANT

Case: 2009 CF 003107 A



00074372117

Dkt: CERTLIEN Pg#:



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY: Carey Stong D.C.

FILED & RECORDED
CRIMINAL DIVISION

2011 SEP 13 P 3:05

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

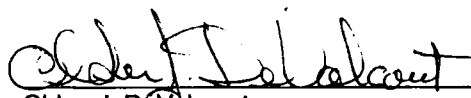
Prepared by:
Olden J. DeValcourt
P.O. Box 882
Lillian, AL 36549

ASSIGNMENT OF MORTGAGE

STATE OF FLORIDA
COUNTY OF ESCAMBIA

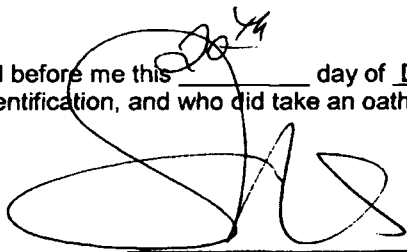
WE THE UNDERSIGNED OWNERS of a mortgage (and of the indebtedness secured by it) made by Mary Ellen Cooke aka MaryEllen Cook, an unmarried woman, to Olden J. DeValcourt for Six Thousand and 00/100 (\$6,000.00) on the 2nd day of July, 2014, and recorded in Official Records Book 7198 at Page 428 of the public records of Escambia County, Florida, for valuable considerations do assign and transfer the above-described mortgage and indebtedness to Roger T. DeValcourt.

DATED THIS 20th day of December, 2017.


Olden J. DeValcourt

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of December, 2017 by Olden J. DeValcourt, who has provided a drivers license as identification, and who did take an oath.



Notary Public

My Commission expires:

(Notary Seal)

CAROL D. EUBANKS
Notary Public, State of Florida
Commission No. FF 944229
Commission Expires March 3, 2020

Schedule A

The North 102.5 feet of Lot 1 and of the West 26 feet 8 inches of Lot 2, Block 278, New City Tract, Pensacola, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered
in the presence of:

Sign: [Signature]
Print: William E. Farrington II

Sign: [Signature]
Print: Angela E. Bonds

Mary Ellen Cooke
MARY ELLEN COOKE AKA MARYELLEN
COOK

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 3rd day of July, 2014 by
Mary Ellen Cooke aka Maryellen Cook, who is personally known to me or who produced
[Signature] as identification and did not take an oath.

Sign: [Signature]
Print: _____
NOTARY PUBLIC
My Commission Expires: _____
My Commission Number: _____



WILLIAM E. FARRINGTON II
MY COMMISSION # EE 015573
EXPIRES: November 1, 2014
Bonded Thru Budget Notary Services

4. That Mortgagor will not commit, permit or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of Mortgagor to comply with the demand of Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
5. To pay all expenses reasonably incurred by Mortgagee due to failure of Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorney fees. The cost thereof, with interest thereon from the date of payment at the rate specified in the note, shall also be secured by this mortgage.
6. That if any of the installments of principal and interest due by the terms of said promissory note are not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney fees, shall immediately become due at the option of Mortgagee, and Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
7. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
8. If this is a junior mortgage, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of Mortgagor to do so shall constitute a default hereunder. Upon failure of Mortgagor to do so, Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by Mortgagor upon demand by Mortgagee and shall be secured by the lien of this mortgage.
9. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.
10. This Mortgage and the Note secured hereby may not be assumed without the prior written consent of the Mortgagee. If all or any part of the Property or any interest in it is sold or transferred without said prior written consent, Mortgagee may, at its option, require immediate payment of all sums due under the terms of this Mortgage.

35.50

This instrument prepared by:
William E. Farrington, II
Return to: Wilson, Harrell, Farrington,
Ford, Fricke, Wilson & Spain, P.A.
307 S. Palafox Street
Pensacola, FL 32502
WHFF 1-48913

MORTGAGE

MARY ELLEN COOKE aka MARYELLEN COOK, an unmarried woman, hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from **OLDEN J. DEVALCOURT**, whose address is P.O. Box 34275, Pensacola, FL 32507, hereinafter called Mortgagee, (which terms Mortgagor and Mortgagee shall be construed to include the plural as well as the singular, whenever the context so permits or requires) hereby on this 2nd day of July, 2014, mortgages to the Mortgagee the real property in Escambia County, Florida described as:

See Attached

As security for the payment of the following:

ONE (1) PROMISSORY NOTE OF EVEN DATE HERewith IN THE ORIGINAL
PRINCIPAL AMOUNT OF **\$6000.00** PAYABLE ACCORDING TO ITS TERMS.

AND Mortgagor agrees:

1. To make all payments required by the note and this mortgage promptly when due.
2. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid, the Mortgagee may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagee and shall be secured by this mortgage.
3. To keep all buildings now or hereafter on the land insured against damage by fire, flood and windstorm in the sum secured by this mortgage, by an insurer satisfactory to the Mortgagee, the insurance policy to be held by and payable to the Mortgagee. If the Mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.

MC

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-48913

10.70

Warranty Deed

Made this July 2, 2014 A.D. By , whose address is: **Alexander C. Cook aka Alexander Cooke, a divorced and unremarried man** ,
hereinafter called the grantor, to **Mary Ellen Cooke** , whose post office address is: 1901 E. Yonge Street, Pensacola, Florida 32503,
hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of
individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee,
all that certain land situate in Escambia County, Florida, viz:

The North 102.5 feet of Lot 1 and of the West 26 feet 8 inches of Lot 2, Block 278, New City Tract,
Pensacola, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

Parcel ID Number: 000S009025001278

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend
the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing
subsequent to December 31, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Ashley Davis
Witness Printed Name ASHLEY DAVIS

Angela E Bonds
Witness Printed Name ANGELA E BONDS

Alexander C. Cook aka Alexander Cooke
ALEXANDER C. COOK AKA ALEXANDER COOKE

Address:

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 2nd day of July, 2014, by Alexander C. Cook aka Alexander Cooke , who
is/are personally known to me or who has produced FL DL C200 003570670 identification.

Angela E Bonds
Notary Public
Print Name:

My Commission Expires:



ANGELA E. BONDS
MY COMMISSION # FF 032581
EXPIRES: October 30, 2017
Bonded thru Budget Notary Services

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: 11-5-2018

TAX ACCOUNT NO.: 14-2370-000

CERTIFICATE NO.: 2016-8371

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
State of Florida/
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for 2017 tax year.

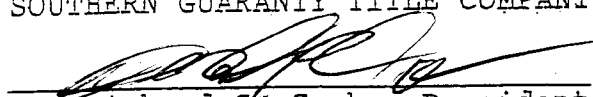
Mary Ellen Cooke
1901 E. Yonge St.
Pensacola, FL 32503

Roger T. DeValcourt
5555 Sandview Dr.
Pensacola, FL 32507

State of Florida/
Escambia County/
Dept. of Community Corrections
190 Governmental Center
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,
this 13th day of August, 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.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14597

August 12, 2018

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

1. That certain mortgage executed by Mary Ellen Cooke in favor of Olden J. DeValcourt dated 07/03/2014 and recorded 07/17/2014 in Official Records Book 7198, page 428 of the public records of Escambia County, Florida, in the original amount of \$6,000.00. Assigned to Roger T. DeValcourt in O.R. Book 7827, page 71.
2. Judgment filed by State of Florida/Escambia County recorded in O.R. Book 6764, pages 607, 766 and 1121, and in O.R. Book 7203, page 1725.
3. Civil Lien filed by State of Florida/Dept. of Community Corrections in O.R. Book 7293, page 1718.
4. Taxes for the year 2015-2017 delinquent. The assessed value is \$117,835.00. Tax ID 14-2370-000.

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.

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14597

August 12, 2018

The North 102.5 feet of Lot 1 and of the West 26 feet 8 inches of Lot 2, Block 278, New City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

18-571

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.: 14597

August 12, 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 08-12-1998, through 08-12-2018, and said search reveals the following:

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

Mary Ellen Cooke

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: 

August 12, 2018

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 08371**, issued the **1st day of June, A.D., 2016** 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:

N 102 1/2 FT OF LT 1 AND OF W 26 FT 8 IN OF LT 2 BLK 278 NEW CITY TRACT OR 4369 P 34 OR 7198 P 427 CA 37

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 142370000 (18-571)

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

MARY ELLEN COOKE

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 November, which is the **5th day of November 2018**.

Dated this 20th day of September 2018.

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.

Personal Services:

MARY ELLEN COOKE
1901 E YONGE ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Post Property:

1901 E YONGE ST 32503



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

By:
Emily Hogg
Deputy Clerk

WARNING

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

By:
Emily Hogg
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

CERTIFICATE # 08371 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 20, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MARY ELLEN COOKE 1901 E YONGE ST PENSACOLA, FL 32503	ROGER T DEVALCOURT 5555 SANDVIEW DR PENSACOLA FL 32507
ESCAMBIA COUNTY/STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	STATE OF FLORIDA DEPT OF COMMUNITY CORRECTIONS 2251 N PALAFOX ST PENSACOLA, FL 32501

WITNESS my official seal this 20th day of September 2018.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 142370000 Certificate Number: 008371 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/05/2018"/>	Redemption Date <input type="text" value="09/25/2018"/>
Months	7	5
Tax Collector	<input type="text" value="\$3,185.02"/>	<input type="text" value="\$3,185.02"/>
Tax Collector Interest	\$334.43	\$238.88
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,525.70	<input type="text" value="\$3,430.15"/> IC
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	\$47.25	\$33.75
Total Clerk	\$497.25	<input type="text" value="\$483.75"/> CH
Postage	<input type="text" value="\$16.26"/>	<input type="text" value="\$16.26"/>
Researcher Copies	<input type="text" value="\$11.00"/>	<input type="text" value="\$11.00"/>
Total Redemption Amount	\$4,050.21	\$3,941.16
	Repayment Overpayment Refund Amount	\$109.05

Notes

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 008371
Redeemed Date 09/25/2018

Name MARY ELLEN COOKE 1901 E YONGE ST PENSACOLA, FL 32503

Clerk's Total = TAXDEED	\$497.25	\$ 3873.90
Due Tax Collector = TAXDEED	\$3,825.70	
Postage = TD2	\$16.26	
ResearcherCopies = TD6	\$11.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
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**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

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

CLERK TO THE BOARD OF
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OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

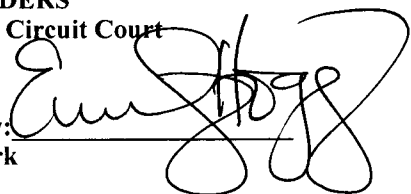
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 142370000 Certificate Number: 008371 of 2016**

Payor: MARY ELLEN COOKE 1901 E YONGE ST PENSACOLA, FL 32503 Date 09/25/2018

Clerk's Check #	6609201888	Clerk's Total	\$4,072.25
Tax Collector Check #	1	Tax Collector's Total	\$3,895.70
		Postage	\$16.26
		Researcher Copies	\$11.00
		Total Received	\$4,050.21

\$3901.16

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
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>**

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 November 5, 2018, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Dated this 20th day of September 2018.

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Post Property:

1901 E YONGE ST 32503



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

By:
Emily Hogg
Deputy Clerk

CLERK OF THE CIRCUIT COURT
CIVIL UNIT

2018 SEP 20 PM 3:00

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed
18-571

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV046609NON

Agency Number: 18-012538

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08371 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MARY ELLEN COOKE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/20/2018 at 3:00 PM and served same at 1:40 PM on 9/21/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: K. Lucas 9/16
K. LUCAS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: NDSCHERER

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Dated this 20th day of September 2018.

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Personal Services:

MARY ELLEN COOKE
1901 E YONGE ST
PENSACOLA, FL 32503

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2018 SEP 20 PM 3:00
CIVIL UNIT

Redeemed
18-571

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV046612NON

Agency Number: 18-012539

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 08371 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MARY ELLEN COOKE

Defendant:

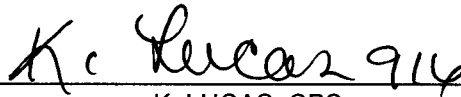
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/20/2018 at 3:00 PM and served same on MARY ELLEN COOKE, in ESCAMBIA COUNTY, FLORIDA, at 1:40 PM on 9/21/2018 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: VINCE HICKS, BOYFRIEND, as a member of the household and informing said person of their contents.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



K. LUCAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 11, 2018

TLOA OF FLORIDA LLC
11 TALCOTT NOTCH RD
FARMINGTON CT 06032

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 001917	\$450.00	\$33.75	\$490.50
2016 TD 002478	\$450.00	\$33.75	\$483.75
2016 TD 001485	\$450.00	\$33.75	\$483.75
2016 TD 002324	\$450.00	\$40.50	\$490.50
2016 TD 003916	\$450.00	\$33.75	\$490.50
2016 TD 008371	\$450.00	\$33.75	\$483.75
2016 TD 001896	\$450.00	\$40.50	\$490.50

TOTAL \$3,413.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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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 November, which is the 5th day of November 2018.

Dated this 20th day of September 2018.

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

MARY ELLEN COOKE [18-571]
1901 E YONGE ST
PENSACOLA, FL 32503

9171 9690 0935 0128 2534 46

ROGER T DEVALCOURT [18-571]
5555 SANDVIEW DR
PENSACOLA FL 32507

9171 9690 0935 0128 2534 39

Planned

ESCAMBIA COUNTY/STATE OF
FLORIDA [18-571]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

STATE OF FLORIDA [18-571]
DEPT OF COMMUNITY CORRECTIONS
2251 N PALAFOX ST
PENSACOLA, FL 32501

9171 9690 0935 0128 2534 22



Escambia
Sun Press
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

SALE DATE - 11-05-2018 - TAX CERTIFICATE # 08371

in the CIRCUIT Court
was published in said newspaper in the issues of

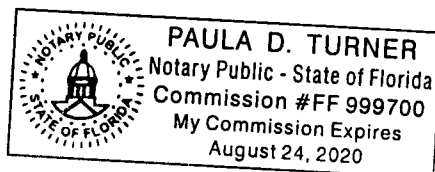
OCTOBER 4, 11, 18, & 25, 2018

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 day of OCTOBER
A.D., 2018

PAULA D. TURNER
NOTARY PUBLIC



**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 08371, issued the 1st day of June, A.D., 2016 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:

N 102 1/2 FT OF LT 1 AND OF W 26 FT 8 IN OF LT 2 BLK 278 NEW CITY TRACT OR 4369 P 34 OR 7198 P 427 CA 37 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 142370000 (18-571)

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

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 November, which is the 5th day of November 2018.

Dated this 20th day of September 2018

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-4w-10-04-11-18-25-2018