

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Jul 28, 2013 / 130451**

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 1697.0000** , issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-0199-500**

**Certificate Holder:**  
US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 005191  
PO BOX 645191  
CINCINNATI, OHIO 45264

**Property Owner:**  
BROOKS CHARLES E & ANNIE LOUISE  
8600 BELLE MEADOW BLVD  
PENSACOLA , FLORIDA 32514

**Legal Description:** 22-1S3-024  
N1/2 OF LT 2 ALL LT 3 BLK 13 OR 458 P 153 OLIVE MANOR PB 1 P 7

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
2011	1697.0000	06/01/11	\$150.99	\$0.00	\$57.25	\$208.24

**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
2013	1266.0000	06/01/13	\$156.84	\$6.25	\$7.84	\$170.93
2012	1453.0000	06/01/12	\$148.85	\$6.25	\$31.26	\$186.36
2010	1673	06/01/10	\$154.43	\$6.25	\$85.71	\$246.39

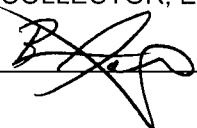
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$811.92
\$0.00
\$150.00
\$75.00
\$1,036.92
\$1,036.92
\$6.25

\*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By \_\_\_\_\_



Date of Sale: \_\_\_\_\_

3/3/14

\* 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,

**US BANK, AS C/F FL DUNDEE LIEN  
LOCKBOX # 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
1697.0000	03-0199-500	06/01/2011	22-1S3-024 N1/2 OF LT 2 ALL LT 3 BLK 13 OR 458 P 153 OLIVE MANOR PB 1 P 7

**2012 TAX ROLL**

BROOKS CHARLES E & ANNIE LOUISE  
8600 BELLE MEADOW BLVD  
PENSACOLA , Florida 32514

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.

glfunl (Jacob Prince)  
Applicant's Signature

07/28/2013  
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.: 10663

August 29, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 08-29-1993, through 08-29-2013, and said search reveals the following:

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

Charles E. Brooks and Annie Louise Brooks, husband and wife

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: 

August 29, 2013

4

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10663

August 29, 2013

**North 1/2 of Lot 2, all of Lot 3, Block 13, Olive Manor, O.R. Book 458, page 153, Plat Book  
1, page 7.**

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10663

August 29, 2013

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

1. Code Enforcement Lien filed by Escambia County recorded in O.R. Book 6258, page 1281.
2. MSBU Lien filed by Escambia County recorded in O.R. Book 4436, page 654, and O.R. Book 4313, page 1146.
3. Taxes for the year 2009-2012 delinquent. The assessed value is \$7,268.00. Tax ID 03-0199-500.

**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: March 3, 2014

TAX ACCOUNT NO.: 03-0199-500

CERTIFICATE NO.: 2011-1697

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

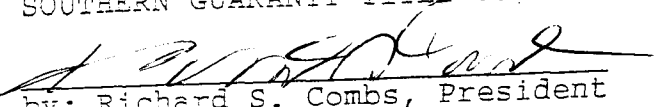
- Notify City of Pensacola, P.O. Box 12910, 32521  
221 Palafox Place, 4th Floor/  
  Notify Escambia County, 190 Governmental Center, 32502  
  Homestead for \_\_\_\_\_ tax year.

Charles E. Brooks  
Annie Louise Brooks  
8600 Belle Meadow Blvd.  
Pensacola, FL 32514

Escambia County Code Enforcement  
3363 West Park Place  
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,  
this 10th day of September, 2013.

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.

State Stamp on this 40.00  
Sur Tax on bond 6.25  
Recording fees 1.00  
Total 47.25

Form 611  
Florida and the State  
County of Escambia, Fla.  
Escambia Co. Fla.

State of Florida  
Escambia County

# WARRANTY DEED

458 no 153

Know All Men by These Presents: That Mary Shepard and Katie M. Shepard,  
husband and wife,

for and in consideration of TEN AND NO/100 (\$10.00) Dollars and other good and valuable  
considerations DOLLARS  
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Charles Edward Brooks and  
Annie Louise Brooks, as husband and wife, 135 W. Lloyd St.

their heirs, executors, administrators and assigns, forever, the following described real property,  
situate, lying and being in the TRID County of Escambia State of Florida

to-wit: Nrth One-Half (1/2) of Lot Two (2) and all of Lots Three (3) and Eight (8)  
Block Thirteen (13), OLIVE MANOR, being a subdivision of the South Nine Hundred  
Ninety (990) feet of Lot 2, Section 22, Township 1 South, Range 30 West, Escambia  
County, Florida, recorded in Plat Book 1 at Page 7, in the Public Records of  
Escambia County, Florida.



386807  
FRED'S RECORDING  
THE PUBLIC RECORDS DEPT  
ESCAMBA COUNTY, FLA. CO  
SE-23 9:46 AM '99  
THE ESCAMBA COUNTY RECORDS DEPT  
ESCAMBA COUNTY, FLA. CO

This Instrument Prepared By:  
A. Brooks  
Bears Realty  
221 S. Baylon St.  
Pensacola, Florida 32501

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-  
taining, free from all incumbrances; and right of homestead.

And WE covenant thru MR. BROOKS well seized of an independent  
estate in fee simple in the said property, and to MR. BROOKS a good right to convey the same; that it is free of lien or incum-  
brance, and that MR. BROOKS heirs, executors and administrators, the said grantees CHARLES E. BROOKS heirs,  
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons  
lawfully claiming the same, shall and will forever warrant and defend

IN WITNESS WHEREOF, WE have hereunto set OUR hand S. and seal S. this  
day of September A. D. 1902

Signed, sealed and delivered in presence of  
Mary Shepard  
Katie M. Shepard

Mary Shepard (SEAL)  
Katie M. Shepard (SEAL)  
Katie M. Shepard (SEAL)  
Katie M. Shepard (SEAL)

State of North Carolina  
County of Wayne

Before the subscriber personally appeared Mary Shepard  
and Katie M. Shepard

his wife, known to me, and known to me to be the individuals described by said names and who give me the  
 foregoing instrument and acknowledged that she is the owner thereof for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of September

STATE OF FLORIDA  
My commission expires January 19, 1906

David L. ...  
Notary Public  
My commission expires January 19, 1906

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: 07-07-0525  
Location: 8010 Atilla Avenue  
PR# 221S30-2401-003-013

Charles E. Brooks & Annie Louise Brooks  
8600 Belle Meadow Blvd  
Pensacola, FL 32514

**ORDER**

This CAUSE having come before the Office of Environmental  
Enforcement Special Magistrate on the Petition of the Environmental Enforcement  
Officer for alleged violation of the ordinances of the County of Escambia, State of  
Florida, and the Special Magistrate having considered the evidence before him in the  
form of testimony by the Enforcement Officer and the respondent or representative,  
Annie Louise Marshall as well as evidence submitted and after consideration of the  
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate  
finds that a violation of the Code of Ordinances 42-196(a), (b) & (c) by  
Charles E. Brooks

has occurred and continues.



THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby ORDERED that: Charles E Brooks shall have until December 23, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: remove all trash, debris, solid waste, nuisance conditions and over growth in excess of 12 inches. The matter is dismissed as to Annie Louise Brooks, now known as Annie Brooks Marshall.

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50 per day, commencing December 24, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance.

If the violation is not abated within the specified time period, then the County may elect to abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 are hereby awarded in favor of Escambia County as the prevailing party against Charles E. Brooks.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the

property into compliance if the violator does not correct the violation by a specified date. The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies owing hereunder shall constitute a lien on all your real and personal property including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 4<sup>th</sup> day of December, 2007.

  
G. Thomas Smith  
Special Magistrate  
Office of Environmental Enforcement

Certified to be a true copy of the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County Florida



By:  D.C.  
Date: 12-7-07