



Meeting Date
April 19, 2016

AGENDA	
Section	NEW BUSINESS
Item No.	V.C.1

**AGENDA REPORT**  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	BOARD CONSIDERATION RE: REQUEST FOR RETROACTIVE REDUCTION OF FINE AND RELEASE OF CODE ENFORCEMENT LIEN FOR WISMER INVESTMENTS LLC, MELBOURNE, FL (DIST. 5) FY16 FISCAL IMPACT – TRANSFER OF \$9,572 FROM GENERAL FUND RESERVES TO SHIP TRUST FUND
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DEPT/OFFICE:	Central Services Office/Clerk to the Special Magistrate/for Planning and Development
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Requested Action:

It is requested that the Board consider the Special Magistrate's recommendation to retroactively reduce the accrued fine for the violation at 2325 Wood Street, Melbourne, FL 32904 (Case 13CE-02018) from \$13,775 to \$4,203 with the difference (\$9,572) applied to an outstanding Housing lien on said property, and direct staff to prepare and execute a release and satisfaction of Code Enforcement lien upon such transfer.

Summary Explanation & Background:

On March 17, 2016, the Code Enforcement Special Magistrate, upon petition of the new owner, Wismer Investments LLC, reviewed the basis for reduction of the fine, heard testimony from Charles Wismer on behalf of Wismer Investments LLC and the County.

This cause was initially heard during public hearing before the Code Enforcement Special Magistrate on 01/16/14 after due notice to the Respondent and previous owner, Estelle M. Martin. The Special Magistrate heard testimony under oath, received evidence, and issued a Findings of Fact, Conclusions of Law and Order that the Respondent was in violation of the County Code for overgrowth. That order was duly recorded in the official records of Brevard County Book 7049, Page 1444. The violations were not cured and a fine accrued at \$25 per day starting 01/31/14.

Wismer Investments LLC purchased the property at a tax deed sale on 07/23/15 for \$76,000, which is approximately \$20,000 below market value according to the Property Appraiser's Office. Wismer Investments LLC brought the property into compliance on 08/05/15. In the interim, the Code Enforcement fine had accrued to \$13,775. On 08/28/15, Brevard County Code Enforcement processed payment from the Tax Deed Clerk for \$14,025. Of that amount, \$550 was applied to enforcement costs and \$13,475 was applied to the fine. Wismer Investments LLC paid the remaining \$300 balance on 02/02/16. At the time of the disbursement, there was also a Brevard County Housing lien on the property in the amount of \$90,404.73. On 09/25/2015, the remaining \$55,527.18 of the tax deed sale surplus was paid toward the Housing lien, leaving a balance of \$34,877.55. It is the applicant's position that the proceeds of the tax deed sale (\$69,552.18) should have been entirely applied toward the Housing lien. Therefore, Wismer Investments LLC is requesting that the Code enforcement lien of \$13,775 be retroactively reduced and the funds be applied to the outstanding Housing lien.

**Findings:** After hearing testimony from all parties involved, the Special Magistrate recommended a retroactive reduction of the fine from \$13,775 to \$4,203 pursuant to Fla. Stat. 197.582 requiring that tax deed surplus be distributed pro rata among government units. This reduction is contingent upon the reduced amount being transferred and applied to the outstanding Housing lien on the property.

**FY16 Fiscal Impact** – Disbursement from Tax Deed Sale was received in FY15 and deposited into the General Fund. Therefore, \$9,572 would need to be transferred from General Fund Reserves to SHIP Trust Fund.

Contact: Robin DiFabio, AICP, Planning & Development Department 633-2069

Clerk to the Board Instructions: N/A

Exhibits Attached: Findings and Recommendation of the Special Magistrate, Reduction Factor Worksheet, Request for Reduction of Penalty, CAP Report, and copy of Property Appraiser's screen, actual costs worksheet

Contract /Agreement (If attached):	Reviewed by County Attorney	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	PR	<input type="checkbox"/>
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County Manager	Director, Central Services Dept. <i>Teresa Camarata</i>	Department Director / Extension, <i>Robin M DiFabio</i>
Stockton Whitten	Teresa Camarata <i>[Signature]</i>	Robin DiFabio, AICP, Director, Planning & Development Dept.



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

June 2, 2016

MEMORANDUM

TO: Robin DiFabio, Planning and Development Director

RE: Item VI.C.1., Board Consideration for Request for Retroactive Reduction of Fine and Release of Code Enforcement Lien for Wismer Investments LLC, Melbourne

**This is to correct the memorandum dated April 20, 2016.** The Board of County Commissioners, in regular session on April 19, 2016, approved a retroactive fine reduction to \$4,203 and agreed to refund the remainder of \$9,572 to the applicant from the General Fund Reserves once the applicant, Wismer Investments LLC, has **paid off** the satisfied Housing and Human Services Department Mortgage Lien on the property.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

Tammy Rowe, Deputy Clerk

cc: **County Manager**  
Housing and Human Services Director  
Clerk to the Special Magistrate  
Finance  
Budget



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Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

*old*

April 20, 2016

**MEMORANDUM**

**TO:** Robin DiFabio, Planning and Development Director

**RE:** Item VI.C.1., Board Consideration for Request for Retroactive Reduction of Fine and Release of Code Enforcement Lien for Wismer Investments LLC, Melbourne

The Board of County Commissioners, in regular session on April 19, 2016, approved a retroactive fine reduction to \$4,203 and agreed to refund the remainder of \$9,572 to the applicant from the General Fund Reserves once the applicant, Wismer Investments LLC, has satisfied the Housing and Human Services Department Mortgage Lien on the property.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

**cc:** Housing and Human Services Director  
Clerk to the Special Magistrate  
Finance  
Budget

CODE ENFORCEMENT SPECIAL MAGISTRATE  
BREVARD COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA  
a political subdivision of the State of Florida,  
Petitioner,

CASE NUMBER: 13CE-02018

Property Address:  
2325 WOOD ST, MELBOURNE FL 32904

vs.

ESTELLE M MARTIN (Previous Owner) and  
Wisner Investments LLC, (New Owner),  
Respondent(s).

**FINDINGS AND RECOMMENDATION TO  
BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS**

Upon petition of New Owner, Wisner Investments LLC, the Code Enforcement Special Magistrate, on 3/17/2016, reviewed the basis for a retroactive reduction of the accrued and paid fine stated in the Request for Reduction of Penalty application provided by Charles Wisner on behalf of Wisner Investments LLC, heard testimony from Charles Wisner and the County; reviewed the Minutes and other documents from the original hearing, and being fully advised finds:

**I. FACTS**

1. This cause came on for public hearing before the Code Enforcement Special Magistrate on 01/16/2014 after due notice to the Respondent, Estelle M. Martin, at which time the Code Enforcement Special Magistrate heard testimony under oath, received evidence, and issued his Findings of Fact, Conclusions of Law and Order & Lien for Costs, and thereupon issued his oral Order which was reduced to writing and furnished to the Respondent. Findings of Fact, Conclusions of Law and Order & Lien for Cost recorded in the official records of Brevard County Book 7049, Page 1444.

2. Said order required Respondent Estelle M. Martin to take certain corrective action for the violation by 01/30/2014, and in the event the violation is not corrected by the specified time a fine of \$25.00 per day will be imposed. On 7/23/2015, Wisner Investments LLC purchased the property at a tax deed sale. Wisner Investments LLC brought the property into compliance on 8/5/2015 at which time the fine had accrued to THIRTEEN THOUSAND, SEVEN HUNDRED, SEVENTY-FIVE DOLLARS (\$13,775.00), exclusive of enforcement costs (\$550), which had not been paid. On 8/28/2015, the surplus proceeds from the tax deed sale were sent from the Clerk to Brevard County Code Enforcement in the amount of \$14,025. Of that, \$550 was applied to the enforcement cost and \$13,475 was applied to the fine, leaving a balance of \$300. On 2/2/2016, Wisner Investments LLC paid the remaining \$300 balance.

3. Wisner Investments LLC now requests a recommendation for a retroactive reduction of the \$13,775 Code Enforcement fine so that the reduced amount can be applied to an outstanding lien on the property held by the Housing and Human Services Department of Brevard County.

4. Testimony and evidence was presented by Charles Wisner on behalf of Wisner Investments LLC, stating:

*acquired property in foreclosure & claims timely  
cured property violation.*

(continued on next page)

Resident claims County Housing Assistant Mortgage  
is a first mortgage & should be paid first

5. The County's position is: IF CLERK OF COURT MADE ERROR  
ON DISBURSEMENT THEN COUNTY SHOULD NOT BE AFFECTED

**II. FINDINGS**

The Special Magistrate weighed the following factors:

IF THE CLERK OF COURT HAD DISBURSED SURPLUS  
ACCORDING TO FLORIDA STATUTE ~~197.542(2)~~ 197.542(2) &  
THE ALAINE CODE 12D-13.065 THEN CODE LIEN WOULD  
HAVE BEEN REDUCED TO \$4,203.00

All of above factors support  do  do not support a recommendation of reduction of the accrued fine.

**III. RECOMMENDATION**

1. Based upon the foregoing factors, the request is DENIED.

**OR**

1. Based upon the foregoing factors, which in total weigh in favor of a retro-active reduction of the accrued fine, the Special Magistrate recommends reduction of the accrued fine in the amount of \$13,775.00 to the reduced sum of \$ 4,203.00

2. \_\_\_\_\_

Dated March 17, 2016.

  
Stewart B. Capps, Special Magistrate  
Code Enforcement

Conformed Copies to: Delivered by hand Deliver by mail  
Joseph G Colombo, Attorney for Wismer Investment LLC 2020 W. Eau Gallie Blvd, Suite 106, Melbourne FL 32935  
Wismer Investments LLC 2981 Pebble Creek St, Melbourne FL 32935

REDUCTION FACTOR WORKSHEET

CASE NUMBER: 13CE-02018

A. Extenuating Circumstances? Circle any that apply.

- 1) The applicant did not have the resource to comply
- 2) The applicant had a financial hardship
- 3) The applicant had a medical hardship
- 4) The applicant was experiencing hard times or was a victim of circumstances.

Explain: See attachment

- 5) There were technical and/or procedural issues with the case
- 6) The applicant did not have authority to make corrections (i.e., other legal action pending)
- 7) The required corrections were complex in nature
- 8) The applicant's age prevented timely compliance
- 9) The applicant experienced a language barrier

B. Nature of the violation.

- 1) Heightened health, safety, welfare concern Yes/No Yes
- 2) The amount of time to correct
  - a) 1-60 days
  - b) 61-120 days
  - c) Over 120 days
- 3) Degree of responsibility the applicant contributed to the delay in compliance
  - a) None
  - b) Somewhat
  - c) Complete
- 4) The applicant's level of cooperation with code enforcement
  - a) None
  - b) Somewhat
  - c) Complete
- 5) Did the applicant ever request an extension of the compliance date?
 

Yes \_\_\_ was it granted \_\_\_ denied \_\_\_ None requested
- 6) If yes, how many extensions were granted? \_\_\_\_\_

C. What type of interest does the applicant have on the property?

- 1) Considering acquiring the property
- 2) Foreclosure/Tax Deed Sale
- 3) Inherited property
- 4) Acquired property from the violator
- 5) The applicant was the owner when the violation occurred

D. Financial beneficiary of the fine reduction

- 1) Violator
- 2) New owner who corrected violation
- 3) \_\_\_\_\_

.....

Original Fine **\$13,775.00**

Recommend Reduction to \$ 4,203

  
S. Capps  
 3/17/16

CODE ENFORCEMENT SPECIAL MAGISTRATE  
BREVARD COUNTY, FLORIDA

Special Magistrate Hearing: 3/17/2016 9:00 a.m., Thursday in Bldg C, 1st Floor, Commission Room, Viera, FL

FAX COMPLETED FORM TO: 321-633-2167

Mail original to: Brevard County Code Enforcement, 2725 Judge Fran Jamieson Way, #A103, Viera, FL 32940

DUE ON OR BEFORE: 2/19/16

Code Enforcement Case No. **13CE-02018**  
Property Address: **2325 WOOD ST, MELBOURNE FL 32904**  
Previous Owner's Name: **ESTELLE M MARTIN**  
New Owner: **Wismer Investments LLC, c/o Charles Wismer**

**REQUEST FOR RETROACTIVE REDUCTION OF PENALTY**

**(Consider this document your Notice of Hearing-No other notice will be sent for this request)**

BY COMPLETING THIS FORM, YOU ARE MAKING STATEMENTS UNDER OATH. FAILURE TO BE TRUTHFUL IS A VIOLATION OF FLORIDA STATUTES PERTAINING TO PERJURY, WHICH IS A FELONY PUNISHABLE BY UP TO 15 YEARS IMPRISONMENT.

INSTRUCTIONS: Please review and complete the entire package, all 3 pages. **Failure to provide complete information may delay consideration of your request.** Enforcement Costs must be paid prior to scheduling case for hearing. Special Magistrate cannot reduce enforcement cost. Be specific when writing your statement. Please return this form to the Special Projects Coordinator in Code Enforcement prior to the above deadline. The Request will then be scheduled for the next available Special Magistrate hearing. **You must be present at the meeting.** If you are claiming medical or financial hardship, attach supporting documentation (i.e., a doctor's statement or proof of income). If you have any questions, please call Angela at (321) 633-2086, extension 52885 or Dave at extension 52884.

Property Owner's Name: Wismer Investments LLC

Property Owner's Mailing Address: 2981 Pebble Creek St, Melbourne FL 32935 / charleswismer@gmail.com

Phone Number where you can be reached during the day: 321-313-3900

STATUS OF PROPERTY AS OF INSPECTION MADE BY Mark Engel ON 8/5/2015

VIOLATION of Brevard County Code: Overgrowth

Violation heard on 1/16/2014; fine ordered to accrued at \$25.00 per day from 1/31/14 until compliance (551 days in violation); the fine accrued to = \$13,775.00.

On 8/28/2015, Brevard County Code Enforcement processed payment from the Tax Deed Clerk for \$14,025.00. Applied **\$13,475.00** towards the accruing fine and paid the enforcement costs of **\$550.00**. The violation complied on 8/5/15, leaving a balance of **\$300.00**. On 2/2/2016, New Owner, Charles Wismer, paid the balance of \$300.00.

If the property owner is unable to complete this form, list the name of the person who completed the form and is authorized to act for the Property Owner and their relationship to the property owner.

**MAKE CERTAIN THAT THIS FORM AND ANY ATTACHMENTS COMPLETELY SET FORTH YOUR POSITION. YOU MUST BE PRESENT TO ANSWER ANY QUESTIONS THE SPECIAL MAGISTRATE MAY HAVE.**

I, Charles Wismer, do hereby submit this Request for Reduction of Penalty, and in support offer the following statement:

See Attached Statement and Exhibits

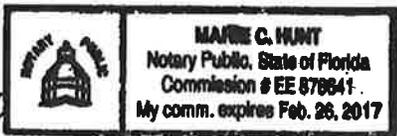
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\_\_\_\_\_

Date: 2-11-16

Signed: 

STATE OF FLORIDA  
COUNTY OF BREVARD

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Charles Wismer, who first being duly sworn, acknowledged before me that the information contained herein is true and correct. He/she is not personally known to me and has produced a Florida driver's license as identification and did take an oath.



Date: 02/11/2016 Notary Public: Marie C. Hunt (seal)

**REDUCTION FACTOR WORKSHEET**

**(THIS FORM MUST BE COMPLETED AS PART OF THE APPLICATION)**

**A. Extenuating Circumstances? Circle any that apply.**

- 1) The applicant did not have the resource to comply
- 2) The applicant had a financial hardship
- 3) The applicant had a medical hardship
- 4) The applicant was experiencing hard times or was a victim of circumstances.

Explain: see statement →

- 5) There were technical and/or procedural issues with the case
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- 7) The required corrections were complex in nature
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**B. Nature of the violation.**

- 1) Heightened health, safety, welfare concern Yes  No
- 2) The amount of time to correct
  - a) 1-60 days
  - b) 61-120 days
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- 4) The applicant's level of cooperation with code enforcement
  - a) None
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  - c) Complete
- 5) Did the applicant ever request an extension of the compliance date? Yes \_\_\_ was it granted \_\_\_ denied \_\_\_ None requested
- 6) If yes, how many extensions were granted? \_\_\_\_\_

**C. What type of interest does the applicant have on the property?**

- 1) Considering acquiring the property
- 2) Foreclosure/Tax Deed Sale
- 3) Inherited property
- 4) Acquired property from the violator
- 5) The applicant was the owner when the violation occurred

**D. Financial beneficiary of the fine reduction**

- 1) Violator
- 2) New owner who corrected violation
- 3) County - Housing Department

Original Fine      \$13,775.00

Recommend Reduction to \$ 0.00

(enter amount you agree to pay)

**Code Enforcement Lien Reduction Statement Case #13CE-02018**

The property at 2325 Wood St fell into noncompliance due to high grass after the death of the previous owner, Estelle Martin (See Last Exhibit), in 2012 after which the property fell behind on taxes eventually causing myself, Charles Wismer, to purchase the property in a tax auction on July 23, 2015 (Exhibit A). Upon driving to the property later that day I discovered squatters living inside and gave them a "Cash for Keys" contract which was accepted. The squatters requested one week to find a new place which I agreed to, after which I took possession of the property. The high grass was cut down during my first week of possession of the property and Brevard County Code Enforcement came out and confirmed the grass was in an acceptable condition.

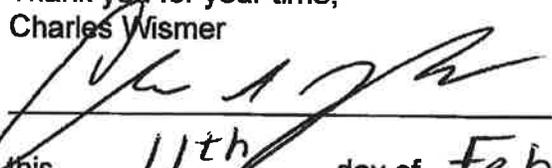
As I stated previously the property was purchased at the tax auction so after paying the 76,000 for the property the county clerk paid off the taxes leaving a surplus of 70,638.25. This surplus would now go to pay off other liens on the property. The county clerk when filling out the "Overbid Worksheet" (Exhibit B) erroneously documented only one lien of the property, a code enforcement lien for 14,450 and continued to disperse the amount in full to code enforcement without giving me a chance for a hearing on the violation and before other liens were settled. The property was also tied up at the time in a Quiet Title action on a mortgage still owed 90,004.73 (Exhibit C) that was due to the county and not found on the "Overbid Worksheet." This mortgage was an older and senior to the code enforcement lien and was completely overlooked by the clerk when issuing the surplus. I am fully responsible for the payment of this outstanding mortgage with a balance of approximately 35,000 after the remaining surplus is issued towards it.

All in all I have paid of back taxes to the county owed by someone else, I am paying off a mortgage owed by someone else, I have spent an additional 20,000 into improving a property in the county, and I am requesting a hearing and reduction of the lien incurred by the growing grass of a deceased property owner at a time I did not own the property. I have lost a lot of money on this property already and owe the County Housing Department 35,000 still to keep it from foreclosure. I am asking that any previously paid amount of this high grass lien, should it be reduced, be given to Brevard County Housing Department to go towards the outstanding balance of the mortgage.

I sincerely ask for a reduction in the code enforcement lien on this property based on the grounds that I was not the owner of the property at the time of the infraction that was caused by the death of a woman with no local relatives and corrected it immediately after having access to the property. I also humbly request that it be considered how much money I have lost already on this matter all of which went to Brevard County when calculating the amount of the

reduction. I am not a large company investing in rentals I am simply a local man with a local family trying not to lose his investment.

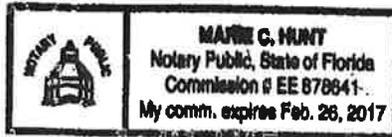
Thank you for your time,  
Charles Wismer

  
Dated this 11<sup>th</sup> day of February, 2016

County of Brevard  
State of Florida

The foregoing instrument was sworn to before me this 11 day of February 2016 by Charles Wismer who is ( ) personally known to me or who ( ✓ ) produced FL D/L as identification.

  
Notary or Deputy Clerk of Court



Case # 13CE-02018

Customer Service RealAuction customerservice@realauction.com  
www.brevard.realforeclose.com Tax Deed Auction Results  
Date: July 23, 2015 at 9:32 AM  
To: Charleswismer@gmail.com

Congratulations Bidder Number 84571

The Brevard Tax Deed Sale has ended and you are the successful bidder for Case # 150062. The Tax Deed for this property will be issued in the name of Wisner Investments LLC.

Case Number	Winning Bid	Doc. Stamps	Recording Fee	Registry Fee	Amount Due
150062	\$76000.00	\$532.00	\$18.50	\$64.50	\$76615.00

Total Amount Due	\$76615.00
Less Deposit Received	\$(3800.00)
<b>Balance Due 12 PM the next business day following the sale</b>	<b>\$72815.00</b>

**Full payment must be received by the Clerk's Office 12 PM the next business day following the sale**

Successful bidders are required to make payment to the Clerk of the Court 12 PM the next business day following the sale. Failure to do so may result in being banned from participation in future auctions and the forfeiture of your deposit.

To make your payment online, please visit the web site at [www.brevard.realforeclose.com](http://www.brevard.realforeclose.com) and click "Make Payment" to begin the payment wizard.

If you have questions, comments or require assistance, please contact the RealAuction Customer Service Center at (877) 361-7325

Exhibit A

Case# BCE-02018

NO BOND COST FOR HFS  
Financial & LLC  
- need w9-

OVERBID WORKSHEET  
INDIVIDUAL CERTIFICATE HOLDER  
TAX DEED FILE # 1500102

AMOUNT OF BID

(a) 714000

REFUND TO APPLICANT

(b) 5361.75 Date requested 8/18/15

AMOUNT OF OVERBID

(c) 701638.25

OMITTED TAXES

(d)            Date requested           

SUB TOTAL

(e) 701638.25

CLERK'S FEE \$10

sale fees \$215.84

CITY/COUNTY ASSESSMENT

(f) 225.84 Date requested 8/18/15

BCC  
CITY  
GOV LIENS  
IRS

\$14450

TOTAL

(g) 14450 Date requested 8/18/15

SUB TOTAL

(h) 559102.39

POSTAGE

(i) 1348 Date requested 8/18/15

SUB TOTAL

(j) 55948.91

LESS CLERK'S FEES

(k) 8410.73 Date requested 8/18/15

3% OF FIRST \$500.00 IS

1.5% OF THE BALANCE 231.73

OVERBID

(l) 55102.18

LIENS/NON GOVERNMENTAL:

BCC - code enforcement

Exhibit B

Clerk did not  
Consider other County Lie.  
before Paying Code, Cause  
Now  
Code  
Hearing

<u>Beginning Balance</u>	\$ 116,000.00
Modified Mtg. Amt.	\$ -
Less Repair Refund	\$ <u>7,514.33</u>
	\$ 108,485.67
Lien Term (Years)	\$ 30.00
Annual Forgiveness	\$ 3,616.19

<u>Beginning Balance</u>	\$ 108,485.67	6/30/06 - 6/30/07
Annual Forgiveness	\$ 104,869.48	6/30/07 - 6/30/08
Annual Forgiveness	\$ 101,253.29	6/30/08 - 6/30/09
Annual Forgiveness	\$ 97,637.10	6/30/09 - 6/30/10
Annual Forgiveness	\$ 94,020.91	6/30/10 - 6/30/11
Annual Forgiveness	\$ 90,404.73	6/30/11 - 6/30/11

Balance Due \$ 90,404.73

Exhibit C

**ESTELLE M. MARTIN**

MARTIN Estelle M., 66, of West Melbourne, died Tuesday, April 3, 2012. Arrangements by South Brevard Funeral Home, Melbourne.

Published in FLORIDA TODAY on Apr. 6, 2012

Proof of deceased

**Brevard County Code Enforcement  
Case Application (CAP) Report**

**CAP#:** 13CE-02018

**Date Complaint Received:**

**Related CAP's:**

**Case Status:** Order

**Officer/Inspector:**

**Subject Property Information:**

*Parcel ID #:* Twn. 28 Rg. 36 Sec. 01 Sub. 52 Blk: Lot 511

*Address:* 2325 WOOD ST MELBOURNE FL 32904

**Complaint:**

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**Cited Violation(s):**

Section 114-28(b), Brevard County Code: Overgrowth.

Initial  Recurring  Repeat

SPECIFICALLY: The yard is not being mowed or maintained. To comply the violation mow the property, remove accumulations and maintain.

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**Comments:**

**ViewID Comment(s):**

**VERIFIED COMPLAINT**

This report relates to a complaint from Anna Sigman alleging high grass over 1 ft. on left side and back of home at 2325 Wood St., Melbourne.

On Wednesday, 10/23/13, at 11:00 a.m., Code Enforcement Officer (CEO) Mark Engel phoned Ms. Sigman and confirmed the complaint. I was advised that the owner is deceased and the son in Michigan, Matt Zacharius who has been handling things. I was provided a number for him, (734) 353-0058. I advised I will be inspecting. Case pending.

**NOTICE OF VIOLATION/INSPECTION**

CEO Supplemental: On Thursday, 10/24/13, at 12:20 p.m., I inspected property and met with complainant Mrs. Sigman. I observed a vacant home. The grass is 5'-6' high with grass and weeds in the rear yard and sides. Photos were taken and a door hanger was left. I generated a Notice of Violation (NOV) citing section 114-28 (b), Brevard County Code, Overgrowth, with a compliance date of 10 days after receipt of the NOV. Case pending.

**NOV RETURNED UNCLAIMED**

CEO Supplemental: On Tuesday, 12/2/13, the NOV was returned as unclaimed. I will reinspect for compliance. Case pending.

**INSPECTION/NON-COMPLIANCE**

CEO Supplemental: On Wednesday, 12/4/13, at 3:55 p.m., I reinspected the property and observed no change, the yard remains overgrown. I will process the case to be heard before the Special Magistrate at the next available hearing for cited violation. Case pending.

**ViewID Comment(s):**

REQUEST FOR HEARING CSM

SAFETY ISSUE: YES or NO. CERTIFIED OR POSTING  
(CIRCLE ONE)

ZONING CLASSIFICATION: \_\_\_\_\_.

DATE VIOLATION 1ST OBSERVED: 10/24/13.

DATE NOTICE OF VIOLATION RECEIVED: \_\_\_\_\_.

DATE GIVEN FOR COMPLIANCE: 10 days after receipt of NOV.

RE-INSPECTION DATE: 12/4/13.

DATE NOTICE OF VIOLATION RETURNED UNCLAIMED: 12/2/13.

**RECURRING CASES:**

Previous Case # \_\_\_\_\_; previous CEO \_\_\_\_\_; Date previous Notice of Violation Issued: \_\_\_\_\_; Date Previous Violation(s) Complied: \_\_\_\_\_

**REPEAT CASES:**

Previous Case # \_\_\_\_\_; Date previous Case Heard: \_\_\_\_\_; Previous Case complied: \_\_\_\_\_; Date Current Violation First Observed: \_\_\_\_\_; Date Current Notice of Hearing Received: \_\_\_\_\_.

**ITEMS FOR HEARING PACKAGE:**

CAP FOR ACCELA or ACTION FILE RECAP (IF COMPLY)

NOTICE OF VIOLATION AND ORIGINAL CERTIFIED MAIL RECEIPT OR IF RETURNED UNCLAIMED

PHOTOS

PROPERTY APPRAISER INFO

ZONING MAP (IF APPLICABLE)

CHECK CLERK OF COURT FOR FORECLOSURE

12/13/13 Case scheduled for 01/16/2014 Special Magistrate Hearing. Notice will be provided by Property Posting.dh

**POSTED PROPERTY**

CEO supplemental: On Monday, 12/30/13, at 2:45 p.m., I reinspected and observed the yard remains overgrown. I posted the property with Notice of Hearing documents and photos were taken. I also posted a copy at the courthouse in Viera. Case pending.

**ViewID Comment(s):**

**INSPECTION PRIOR TO PRE-HEARING**

CEO supplemental: On Monday, 1/6/14, at 2:20 p.m., I reinspected and observed the yard remains overgrown. Case Pending.

**INSPECTION PRIOR TO HEARING**

CEO supplemental: On Wednesday, 1/15/14, at 11:35 a.m., I reinspected and observed the yard remains overgrown. Photos were taken. Case Pending.

CSM 01/16/14

Estelle M. Martin, Respondent, was not present.

Mark Engel, CEO, was present and stated the violation is for overgrowth. Exhibits A-E were entered into evidence.

The Special Magistrate ordered the Respondent(s) be found in violation of Initial, Section 114-28 (b), Brevard County Code, and ordered a compliance date of 01/30/14 (14 days) with a fine to begin to accrue of \$25 per day if not in compliance. Costs were assessed in the amount of \$550 and must be paid within 30 days of this hearing. Findings of Fact, Conclusions of Law and Order and Lien for Cost recorded in the official records of Brevard County, Book 7049, Pages 1444-1445.

**INSPECTION/NON-COMPLIANCE**

CEO Supplemental: On Tuesday, 2/4/14, at 2:55 p.m., I reinspected the property and observed the violation remains. The yard remains overgrown, photos were taken. Case pending.

3/23/14: Pursuant to e-mail, property remains in violation. Affidavit of Non-Compliance prepared. Researched to find no change of ownership, verified property appraiser, prepared collection letter. adm.

7/8/15: Responded to Tax Deed clerk regarding file number 150062, sale date 7/23/15. Informed of active violation, fine through sale date \$13,900 plus costs of \$550. adm.

7/22/15: Received call from Bill Williams regarding purchasing house at auction, informed of reduction process, discuss reduction process. adm.

7/27/15: Received telephone call from new owner by tax deed sale, Charles Wismer, (321-312-9880) stated funds should pay for outstanding fines. Requested inspection to stop fines (transferred to CEO Engel) and informed to contact in a few days once disbursement of funds from Tax Deed Clerk issues funds to determine outstanding balance to satisfy case. adm.

**ViewID Comment(s):**

**PHONE CONTACT**

CEO Supplemental: On 7/27/15, I received a telephone call from new owner Charles Wismer, (321-312-9880), he requested that I reinspect and indicated the property was mowed. I advised I will inspect in the next couple days. Case pending.

**REINSPECTION/PHONE CONTACT**

CEO Supplemental: On 7/28/15, at 1:05 p.m., I inspected the property and observed the yard was overgrown 1' high in the front and the rear looked to be about 2'-3' high. Photos were taken. I spoke to Mr. Wismer and explained findings. I was advised he will have a crew go out there soon and will call for his inspection. Case pending.

**VIOLATION CORRECTED**

CEO Supplemental: On 8/5/15, I received a call from Mr. Wismer indicating he had a crew go out and mow the entire property. I advised I will inspect on 8/6/15. On 8/6/15, at 1:15 p.m., I inspected and observed the entire yard was mowed and in compliance. Photos were taken. I spoke to Mr. Wismer by phone and advised findings. The violation was corrected.

8/18/15: E-mail from County Attorney's Office regarding quiet title action, case 05-2015-CA-037118, Wismer Investments LLC v BOCC. Telephone call to Keta, Tax Deed Clerk, inquiring regarding status of surplus as previously she was awaiting the W-9 from the buyer for disbursement. She stated has received the W-9 and has requested payment. Discovered an error on amount of Code Enforcement and would resubmit corrected amount. adm.

8/19/15: Resubmitted corrected amount for Tax Deed 150065 of \$14,025 to Keta, Tax Deed Clerk via e-mail. adm.

8/19/15: Responded to County Attorney's office informing of tax deed clerk processing payment of \$14,025. The property is now in compliance. However, the remaining fine balance, after the above payment is received will be \$300.00. Informed of stipulated reduction option and informed of amended response to tax deed clerk. adm.

8/19/15: Affidavit of Late Compliance prepared. Fines assessed of \$13,775. Costs remain due. adm.

8/28/15: Received check 759072 for \$14,025 from Clerk of Court tax deed proceeds. Applied to \$550 Enforcement Costs and \$13,475 Fine. Balance of fine remaining: \$300.00. adm.

**ViewID Comment(s):**

1/20/16: Charles Wismer came in to discuss the status of the case and why we accepted funds from tax deed clerk and requested our funds be transferred to the outstanding housing lien. Informed of the reduction process for the balance of \$300 fines that remain (2/18/16 hearing) and that I needed to contact County Attorney's Office to discuss since there was litigation involved. He stated his attorney was not representing him, the case was over. Provided e-mail address of charleswismer@gmail.com and phone number of 321-313-3900. Contacted Assistant County Attorney Christine Lepore regarding the status of the case. The quiet title case had a judgment entered excluding Brevard County, she would brief Assistant County Attorneys Diana Yuan and Cristine Berrios. Briefed Manager Tammy Harris and Director Robin Sobrino who would not object to reducing the \$300 remaining fine. adm.

2/2/16: Received final payment of \$300, cash for outstanding fine. Case will be scheduled for Acknowledgment and Release of Lien on 2/18/16 Special Magistrate. If confirmation required, feel free to contact Angela Damm-Martling at (321) 633-2086, ext. 52885. adm.

2/2-2/4/16: Multiple (6) e-mails informing Christine Lepore, Diana Yuan and Cristina Berrios, Assistant County Attorneys of payoff of Charles Wismer, Wismer Investments's Code Enforcement fine balance, his request of wanting to request a reduction of the already paid fine and the request of a meeting regarding housing mortgage; meeting scheduled for Monday, 2/8 @ 1-2pm. adm.

2/8/16: Meeting: Attendees: Christine Lepore, Becky Behl-Hill, Assistant County Attorneys; Ian Golden, Director Housing Human Services Dorenda Christian, Chenita Joiner, Housing Department, Robin Sobrino, Director, Planning and Development, Angela Damm-Martling, Code Enforcement Division. Code Enforcement will provide Request for Reduction application for 3/17/16 Special Magistrate hearing. Code Enforcement will insist any reduction will not be returned to the New Owner but to the Housing Department. Housing will research questions for the loan. adm.

Cont: Duration of meeting: 1 hour 20 minutes.

2/9/16: Case removed from 2/18/16 for Acknowledgment and Release of Lien. Application for retroactive reduction provided by e-mail to charleswismer@gmail.com for tentative placement on 3/17/16 Special Magistrate. adm.

2/9/16 Case removed from 2/18/2016 Hearing for Acknowledgement. Case scheduled for 3/17/2016 Hearing for reduction request.dh

2/11/16: Received completed application for 3/17/16 from Mr. Wismer at approximately 12:30pm. He also mentioned that he may have an attorney attend the hearing. Informed of a Notice of Appearance and to forward to our office, the 10:00 time for attorney's appearance at the hearing. adm.

**ViewID Comment(s):**

3/3/16: Received Notice Appearance for Atty Joseph Colombo on behalf of Respondent. adm.

CSM 03/17/16

Charles Wismer, Respondent, was present with his attorney, Joseph Colombo. An affidavit was read into the record that stated the previous owner died and the property fell into non-compliance. There were squatters living inside. The new owners, Wismer Investments LLC were not the owners at the time of the infraction. They bought the property at a tax auction. The property was tied up in a quiet title action. The high grass was cut down within the first week. The excess of funds was not dispersed properly by the Clerk of Court. The county housing assistant mortgage is a first mortgage and should be paid first. The purpose of Code Enforcement is compliance. This is only high grass, not anything noxious. Respondent's exhibits A & B were entered into evidence.

Mark Engel, CEO, was present.

ACA, Diana Yuan stated the funds were paid in 2015 and were placed in the General Fund. We're in 2016. It has to go to the Board. The County's position is that if the Clerk of Court made an error on disbursement, then the County should not be affected.

The Special Magistrate makes the recommendation to the Board of County Commissioners that the fine which has accrued to \$13, 775 in this case be reduced to \$4,203. If the Clerk of Court had disbursed the surplus according to Florida Statute 197.582 (2) and Florida Administrative Code 12D-13.065, then code lien would have been reduced to \$4,203. This will be tentatively set for the April 19, 2016 BOCC meeting and is due to Sally on April 5th.

3/21/16: Received e-mail from Clerk to Special Magistrate regarding tentative placement on 4/19/16 BOCC agenda. adm.

3/24/16: Provided documentation for agenda preparation. adm.

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**Property Owner Information:**

Name	Address	City	State	ZIP	Phone
ESTELLE M MARTIN	2200 FULLER CT APT 6088	ANN ARBOR	MI	48105-2354	-

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**Complainant Information:**

Name	Address	City	State	ZIP	Phone
ANNA SIGMAN					(321)704-4105

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**Other Contact Information:**

Name	BusinessName	Address	City	State	ZIP	Phone
Joseph G Colombo, Attorney for Wismer Investment LLC		2020 W. Eau Galie Blvd, Suite 106	Melbourne	FL	32935	(321)751-1000
Wismer Investments LLC		2981 Pebble Creek St,	Melbourne	FL	32935	-

## Worksheet for Assessment of Actual Costs for Case 13CE-02018

Inspector	Engel						
Wages S&B Hourly	\$26.24						
Per Minute	\$0.44						
<b>Officer Costs:</b>							<b>Sub Total</b>
# Field Inspections	8 x		\$26.24 Hourly	Total	\$209.92		\$209.92
<b>Vehicle Mileage</b>							<b>per mile</b>
# Field Inspections	8 x2: Rdtrip		16 x miles	16	256	0.54	\$138.24
<b>Administrative Costs:</b>							
		<b>Minutes</b>					
# Computer Entries	32	10	320		\$0.44		\$139.95
# Telephone calls	19	5	95		\$0.44		\$41.55
# Research	10	15	150		\$0.44		\$65.60
# Hearings/Prehearings	2	120	240		\$0.44		\$104.96
							\$352.05
							\$352.05
<b>Extra Investigative Insp:</b>							
		<b>Minutes</b>					
<b>S&amp;B Hr/Mn</b>							
Sobrino-Meeting	1	80	80		0.27		\$21.60
Golden-Meeting	1	80	80		0.27		\$21.60
Joiner-Meeting	1	80	80		0.27		\$21.60
Christian-Meeting	1	80	80		0.27		\$21.60
Lepore-Meeting	1	80	80		0.27		\$21.60
Behl-Hill-Meeting	1	80	80		0.27		\$21.60
Damm-Martling-Meeting	1	80	80		0.47		\$37.60
							\$145.60
							\$145.60
<b>Recording Fees</b>							
1 Page							\$20.00
2 Pages							\$28.50
3 Pages							\$39.00
4 Pages							\$49.50
Hearings (public, extension, reduction, imposition)	2 x		\$200.00			Legal Fees	\$400.00
Hearing Prep Office-number of hearings	4 x		\$85.00				\$340.00
<b>Subtotal Actual Costs for case</b>							<b>\$1,634</b>
<b>Enforcement Costs Assessed and Paid - \$350 or \$550</b>							<b>\$550</b>
<b>Balance due of Actual Costs - DEFICIT</b>							<b>\$1,084</b>



**Dana Bickley, CFA**  
 Brevard County Property Appraiser



Enter your title or notes here

**Identification Data**

OWNERS: Wismer Investments Llc  
 SITE ADDRESS: 2325 Wood St Melbourne 32904  
 MAIL ADDRESS: 2981 Pebble Creek St Melbourne FL 32935  
 PARCEL ID: 28-36-01-52-\*511 TAX ID: 2800559  
 PROPERTY USE: 0110 - R-Single Family Residence  
 EXEMPTION: MILLAGE CODE: 5300 - Unincorp District 5

**Value Data**

VALUE CATEGORY	2015	2014	2013
MARKET VALUE:	\$95,120	\$90,350	\$79,350
AGRICULTURAL VALUE:	\$0	\$0	\$0
ASSESSED NON-SCHOOL:	\$95,120	\$87,280	\$79,350
ASSESSED SCHOOL:	\$95,120	\$90,350	\$79,350
HOMESTEAD EXEMPTION:	\$0	\$0	\$0
ADDITIONAL HOMESTEAD:	\$0	\$0	\$0
OTHER EXEMPTION:	\$0	\$0	\$0
TAXABLE NON-SCHOOL:	\$95,120	\$87,280	\$79,350
TAXABLE SCHOOL:	\$95,120	\$90,350	\$79,350

**Sale Data**

SALE TYPE: Improved	SALE DATE: 07/23/2015	SALE PRICE: \$76,000	ORBP: 7416/1530
DEED: XD - Tax Deed			
SALE TYPE: Improved	SALE DATE: 08/30/1993	SALE PRICE: \$23,000	ORBP: 3319/3513
DEED: WD - Warranty Deed/Special Warranty Deed			
SALE TYPE: Vacant	SALE DATE: 09/01/1983	SALE PRICE: \$18,000	ORBP: 2453/0639
DEED: WD - Warranty Deed/Special Warranty Deed			
SALE TYPE: Vacant	SALE DATE: 05/01/1982	SALE PRICE: \$12,000	ORBP: 2365/2668
DEED: WD - Warranty Deed/Special Warranty Deed			
SALE TYPE: Vacant	SALE DATE: 12/22/1976	SALE PRICE: \$9,000	ORBP: 1694/0225
DEED: WD - Warranty Deed/Special Warranty Deed			

**Building Data**

PROPERTY DATA CARD # 1

BUILDING TYPE: Residential	YEAR BUILT: 2007		
BUILDING USE: 0110 - Single Family Residence			
BUILDING SUB-AREAS	BUILDING EXTRA FEATURES		
DESCRIPTION	SQUARE-FEET	DESCRIPTION	UNITS
Base Area Floor 1	1,207	No Building Extra Features Data Found	
Garage	299		
Open Porch	100		

**Land Data**

TOTAL ACRES: 0.16 SITE CODE: 0001 - No Other Code Appl.  
 ABBREVIATED DESCRIPTION

PLAT BOOK/PAGE: 0005/0041  
 SUBDIVISION: Pine Grove No 1  
 DESCRIPTION: Lot 511

**Dana Blickley, CFA**  
**Property Appraiser**  
**Brevard County, FL**



**Property  
 Details**

**General Parcel Information**

<b>Parcel ID:</b> 28-36-01-52-00000.0-0511.00	<b>Millage Code:</b> 5300	<b>Exemption:</b>	<b>Use Code:</b> 110
<b>Site Address:</b> 2325 WOOD ST , MELBOURNE 32904			<b>Tax ID:</b> 2800559

Site Address is assigned by Brevard County Address Assignment for E-911 purposes and may not reflect the postal community name.

**Owner Information**

<b>Owner Name:</b>	WISMER INVESTMENTS LLC
<b>Second Name:</b>	
<b>Mailing Address:</b>	2981 PEBBLE CREEK ST
<b>City, State, Zipcode:</b>	MELBOURNE, FL 32935

**Abbreviated Description**

<b>Plat Book/Page:</b>	<b>Sub Name:</b>	<b>LOT</b>
0005/0041	PINE GROVE NO 1	511

**Value Summary**

Roll Year:	2013	2014	2015
<b>Market Value Total:</b> <sup>1</sup>	\$79,350	\$90,350	\$95,120
<b>Agricultural Market Value:</b>	\$0	\$0	\$0
<b>Assessed Value Non-School:</b>	\$79,350	\$87,280	\$95,120
<b>Assessed Value School:</b>	\$79,350	\$90,350	\$95,120
<b>Homestead Exemption:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Additional Homestead:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Other Exemptions:</b> <sup>2</sup>	\$0	\$0	\$0
<b>Taxable Value Non-School:</b> <sup>3</sup>	\$79,350	\$87,280	\$95,120
<b>Taxable Value School:</b> <sup>3</sup>	\$79,350	\$90,350	\$95,120

**Land Information**

<b>Acres:</b>	0.16
<b>Site Code:</b>	1

1: Market value is established for ad valorem purposes in accordance with s.193.011(1) and (8), Florida Statutes. This value does not represent anticipated selling price for the property.

2: Exemptions are applicable for the year shown and may or may not be applicable if an owner change has occurred.

3: The Additional Homestead exemption does not apply when calculating taxable value for school districts pursuant to Amendment 1.

**Sale Information**

Official Records Book/Page	Sale Date	Sale Amount	Deed Type	Vacant/Improved
7416/1530	7/23/2015	\$76,000	XD	I
3319/3513	8/30/1993	\$23,000	WD	I
2453/0639	9/1/1983	\$18,000	WD	V
2365/2668	5/1/1982	\$12,000	WD	V
1694/0225	12/22/1976	\$9,000	WD	V

**Building Information**

PDC #	Use Code	Year Built	Story Height	Frame Code	Exterior Code	Interior Code	Roof Type	Roof Material	Floors Code	Ceiling Code
1	110	2007	8	03	03	04	02	04	03	03

**Building Area Information**

PDC #	Base Area	Garage Area	Open Porches	Car Port	Screened Porches	Utility Rooms	Enclosed Porch	Basements	Attics	Bonus Rooms	RV Carport	RV Garage	Total Base Area
1	1,207	299	100	0	0	0	0	0	0	0	0	0	1,207

VI, C.1.

FORSETI

#1

Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

TDF #: 150062

Public Records searched through: 04/16/2015

Tax Account #: 2800559

Parcel ID #: 28-36-01-52-00000.0-0511.00

**Subject Property:**

2325 Wood St., Melbourne, FL 32904

**Legal Description:**

Lot 511, Pine Grove No. 1, according to the Plat thereof, as recorded in Plat Book 5, Page 41, Public Records of Brevard County, Florida.

**Current Owner:**

Estelle M. Martin, by virtue of Warranty Deed recorded 08/31/1993 in Official Records Book 3319, page 3513.

**Liens:**

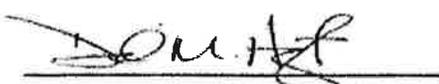
Mortgage in favor of the Brevard County Board of County Commissioners, recorded 07/27/2006 in Official Records Book 5677, Page 4601.

Order & Lien recorded 01/17/2014 in Official Records Book 7049, Page 1444.

THIS COMPANY, in issuing the O&E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. This report was prepared for the Brevard County Tax Collector for use with a tax deed application prepared by the Tax Collector in accordance with the provisions of Fla. Stat. ch 197.502.

Date of Report: 04/21/2015.

Forseti Real Estate Services, LLC



BY: David M. Harrington  
Managing Member

Showing 1 - 11 of 11 (0.016 seconds)

## Search Results

Searched for the name 'martin,estelle' in ALL DOCUMENT TYPES type documents from '1/1/1981' to '4/18/2016'

[row]	Status	PartyType	First Direct Name ▲	First Indirect Name	RecordDate	Doc Type	Book Type	Book	Page	CFN	Consideration	First Legal	Description
1		To	MARTIN,ESTELLE M	WISMER INVESTMENTS LLC	1/21/2016	JUDGMENT	OR	7533	1392	2016010394	\$0.00	LT 511 PB 5 PG 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	PARTIAL
2		To	MARTIN,ESTELLE M	WISMER INVESTMENTS LLC	8/7/2015	LIS PENDENS	OR	7426	2388	2015157425	\$0.00	LT 511 PB 5 PG 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	
3		From	MARTIN,ESTELLE M	WISMER INVESTMENTS LLC	7/24/2015	TAX DEED	OR	7416	1530	2015147228	\$76,000.00	LT 511 PB 5 PG 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	150062
4		To	MARTIN,ESTELLE M	CLERK OF CIRCUIT & COUNTY COURTS BREVARD COUNTY	7/14/2015	NOTICE	OR	7408	1924	2015139372	\$0.00	LT 5 BLK 15 PB 3 PG 84 POWELLS SUBD S 10.77' OF LT 5 S 14 T 28 R 37 SUBID 50	APPLICATION FOR TAX DEEDS
5		From	MARTIN,ESTELLE M	US BANK	6/15/2015	NOTICE	OR	7388	1238	2015118588	\$0.00	LT 511 PB 5 PG 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	TAX DEED FILE NUMBER 150062
6		To	MARTIN,ESTELLE M	BREVARD COUNTY	1/17/2014	LIEN	OR	7049	1444	2014009647	\$0.00	LT 511 S 01 T 28 R 36 SUBID 52	
7		From	MARTIN, ESTELLE M	DJL CONSTRUCTION	7/27/2006	NOTICE OF COMMENCEMENT	OR	5677	4610	2006223960	\$0.00	LT 511 PB 5 PP 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	
8		From	MARTIN, ESTELLE M	BREVARD COUNTY	7/27/2006	MORTGAGE	OR	5677	4601	2006223959	\$116,000.00	LT 511 PB 5 PP 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	
9		To	MARTIN, ESTELLE M	RABY, JOSEPH S	10/19/1999	SATISFACTION	OR	4079	3699	1999204484	\$0.00	LT 511 PB 5 PP 41 PINE GROVE NO 1 S 01 T 28 R 36 SUBID 52	MORTGAGE DATED 8/30/93
10		From	MARTIN,ESTELLE M	RABY,JOSEPH S	8/31/1993	MORTGAGE	OR	3319	3514	1993445526	\$0.00		LT 511 PINE GROVE #1
			MARTIN,ESTELLE										

act Us Log Off

Bid History

Case Number: 150062 Case ID: 7999 End Date: 07/23/2015 09:32:00 AM

Proxy

**\*\* Doc stamps for fore**

Sale Date Case ID  
07/23/2015 150062

Certificate Number  
201307807

Bidder ID	Bid Info	Bid	Date/Time
10058		\$25,000.00	06/30/2015 10:15:47 PM
8619		\$20,000.00	07/22/2015 04:32:48 PM
6461		\$45,100.00	07/22/2015 04:40:06 PM
6461		\$45,100.00	07/22/2015 04:40:06 PM
10862		\$6,000.00	07/22/2015 10:27:39 PM
11250		\$15,500.00	07/22/2015 11:44:34 PM
6737		\$54,200.00	07/23/2015 01:42:42 AM
10232		\$54,000.00	07/23/2015 03:59:51 AM
8374		\$7,700.00	07/23/2015 07:46:46 AM
11168		\$59,500.00	07/23/2015 07:57:56 AM
6517		\$20,300.00	07/23/2015 08:21:47 AM
10696		\$22,000.00	07/23/2015 08:39:23 AM
8457		\$20,000.00	07/23/2015 09:00:42 AM
11009		\$0.00	07/23/2015 09:02:21 AM
7920		\$10,000.00	07/23/2015 09:04:54 AM
11325		\$6,000.00	07/23/2015 09:15:08 AM
11069		\$10,000.00	07/23/2015 09:16:07 AM
11345	Not Enough Deposit	\$30,000.00	07/23/2015 09:17:55 AM
11370		\$23,000.00	07/23/2015 09:19:56 AM
11305		\$15,000.00	07/23/2015 09:21:26 AM

TOTALS: Items Count: 1 Balance: \$72,200.00 Clerk Fees: \$64.50 Rec Fees: \$18.50 Doc Stamps: \$532.00 Total Due: \$72,815.00

WarningPlease, select row

Mortgage balance 90,904  
-4000 due to proration error  
=86,904

Code Lien 13,775  
-8,500 EST. for pro rata error, clerk worksheet error,  
and per Magistrate recommendation  
=4,203

New Total =91,107  
-70,638 Auction Surplus  
=20,469

County Financial 20,469  
-4203 Due to code lien filed to already deceased  
person  
=16,266  
-4 years @ 4,000  
=266  
-21879 in repairs and improvements @cost  
=-21,613 in NEGATIVE COST to county

**County profit to date is \$21,613**

**All issues remedied, code, tax, and squatters, and tax basis increased due to new property value.**