

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800381

Date of Tax Deed Application
May 09, 2018

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2016 / 4430**, 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: **09-0332-150**

Cert Holder:
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

Property Owner:
KERCHER KENNETH W & MELISSA L
4069 ERIKA CT
PENSACOLA, FL 32506
E 225 FT OF W 810 FT OF N 100 FT OF S 400 FT OF SW 1/4 OF
SW1/4 OR 5294 P 145 LESS E 33 FT

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
2016/4430	09-0332-150	06/01/2016	183.27	65.98	249.25

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

Amounts Certified by Tax Collector (Lines 1-7):

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)

Total Amount Paid

249.25
0.00
177.11
200.00
175.00
801.36

Amounts Certified by Clerk of Court (Lines 8-15):

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

Total Amount Paid

12.50

Done this the 15th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: **3rd December 2018**

By

Shirley Rich, CFCA
Senior Deputy Tax Collector

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
09-0332-150 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800381

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

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
09-0332-150	2016/4430	06-01-2016	E 225 FT OF W 810 FT OF N 100 FT OF S 400 FT OF SW 1/4 OF SW1/4 OR 5294 P 145 LESS E 33 FT

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
BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

05-09-2018
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

☒ Navigate Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 071S313301001002
Account: 090332150
Owners: KERCHER KENNETH W &
MELISSA L
Mail: 4069 ERIKA CT
PENSACOLA, FL 32506
Situs: 8704 PHELPS LN 32526
Use Code: MOBILE HOME
Taxing Authority: COUNTY MSTU
Schools (Elem/Int/High): BEULAH/RANSOM/PINE
FOREST
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	\$8,360	\$561	\$8,921	\$8,921
2016	\$8,360	\$561	\$8,921	\$8,921
2015	\$8,360	\$561	\$8,921	\$8,921

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

[File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
10/2003	5294	145	\$100	QC	View Instr
10/2003	5274	1034	\$100	QC	View Instr
10/1980	1493	238	\$2,500	WD	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

E 225 FT OF W 810 FT OF N 100 FT OF S 400 FT OF SW1/4
OF SW1/4 OR 5294 P 145 LESS E 33 FT

Extra Features

MOBILE HOME
WOOD DECK

Parcel Information

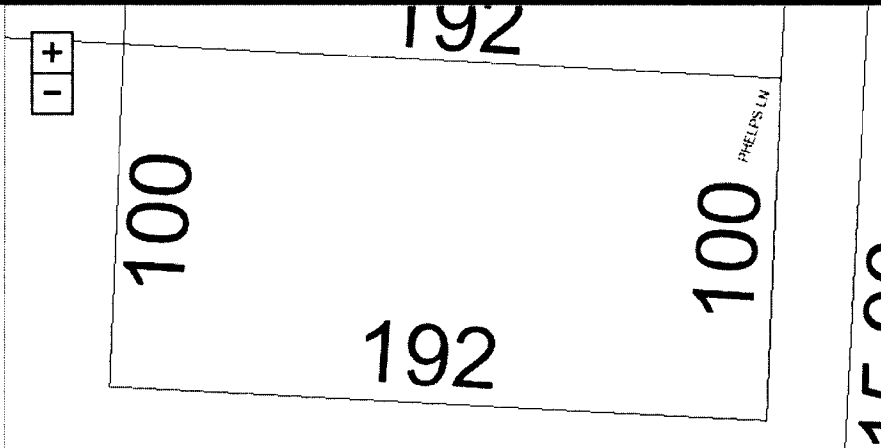
[Launch Interactive Map](#)

Section Map Id:
07-1S-31

Approx. Acreage:
0.4400

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Images

None

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: 05/23/2018 (tc 4536)

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 090332150 Certificate Number: 004430 of 2016**

Payor: MELISSA L KERCHER 4069 ERIKA CT PENSACOLA, FL 32506 Date 08/30/2018

Clerk's Check # 1203608983
 Tax Collector Check # 1

Clerk's Total \$497.25
 Tax Collector's Total \$898.00
 Postage \$60.00
 Researcher Copies \$0.00
 Total Received ~~\$1,455.25~~
\$1,000.17

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*
 Deputy Clerk

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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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
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2016 TD 004430

Redeemed Date 08/30/2018

Name MELISSA L KERCHER 4069 ERIKA CT PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$497.25
Due Tax Collector = TAXDEED	\$898.00
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property
 Property Sheet
 Lien Holder's
 Redeem
 Forms
 Courtview
 Benchmark

Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 090332150 Certificate Number: 004430 of 2016

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="05/09/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
		Auction Date	<input type="text" value="12/03/2018"/>	Redemption Date	<input type="text" value="08/30/2018"/>
Months	7			3	
Tax Collector	<input type="text" value="\$801.36"/>			<input type="text" value="\$801.36"/>	
Tax Collector Interest	\$84.14			\$36.06	
Tax Collector Fee	<input type="text" value="\$12.50"/>			<input type="text" value="\$12.50"/>	
Total Tax Collector	\$898.00			\$849.92	T.C.
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			\$20.25	
Total Clerk	\$497.25			\$470.25	C.H.
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$40.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$1,495.25			\$1,320.17	
Repayment Overpayment Refund Amount			\$175.08		

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

September 4, 2018

EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST
723 OVERBROOK DRIVE
FORT WALTON BEACH FL 32547

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 004430	\$450.00	\$20.25	\$470.25

TOTAL \$470.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-596

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14653

September 11, 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 09-11-1998, through 09-11-2018, and said search reveals the following:

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

Kenneth W. Kercher and Melissa L. Kercher

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: 

September 11, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14653

September 11, 2018

East 225 feet of West 810 feet of North 100 feet of South 400 feet of SW 1/4 of SW 1/4, O.R. Book 5294, page 145, Less East 33 feet, Section 7, Township 1 South, Range 31 West, Escambia County, Florida.

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14653

September 11, 2018

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

1. All Taxes Paid. The assessed value is \$8,921.00. Tax ID 09-0332-150.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-3-2018

TAX ACCOUNT NO.: 09-0332-150

CERTIFICATE NO.: 2016-4430

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

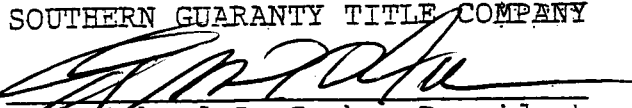
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Kenneth W. Kercher
Melissa L. Kercher
4069 Erika Court
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,
this 12th day of September, 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.

OR BK 5274 PG1034
Escambia County, Florida
INSTRUMENT 2003-165714

DEED DOC STAMPS PD @ ESC CO \$ 0.70
10/28/03 ERNIE LEE MAGNIA, CLERK

1050
70
1120
Corrected Deed

Re: OFRB 5274 page 1034
LF298-04

OR BK 5294 PG0145
Escambia County, Florida
INSTRUMENT 2003-176422

QUITCLAIM DEED

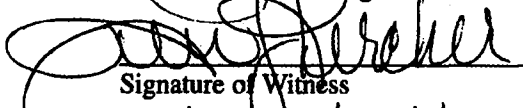
THIS QUITCLAIM DEED, executed this 21 day of October, 2003 (year),

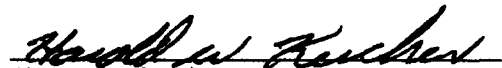
by first party, Grantor, William L. Phelps and Madalyn E. Phelps
whose post office address is 255 Aqua Marine Ave Pensacola, FL 32505
to second party, Grantee, Kenneth W. Kercher and Melissa L. Kercher
whose post office address is 4009 Erikact. Pensacola, FL 32506

WITNESSETH, That the said first party, for good consideration and for the sum of
One Dollar Dollars (\$ 1.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Escambia, State of Florida to wit:

The East 225.00 feet to the West 810.00 feet of the
North 100.00 feet of the South 400.00 feet of the
Southwest 1/4 of the Southwest 1/4 of Section 7,
T-1-S, R-31-W, Escambia County, Florida.
Containing 0.52 acres more or less

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

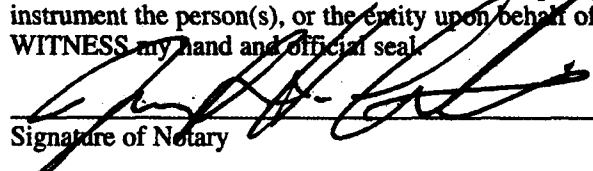

Signature of Witness
Melissa L. Kercher
Print name of Witness

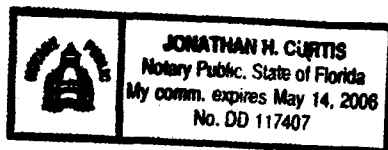

Signature of Witness

Harold W. Kercher
Print name of Witness

State of Florida
County of Escambia

On October 21, 2003 before me, Jonathan Curtis
appeared William L. Phelps and Madalyn E. Phelps
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.


Signature of Notary



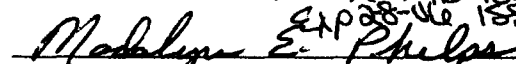
State of
County of
On

before me,

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

Signature of Notary

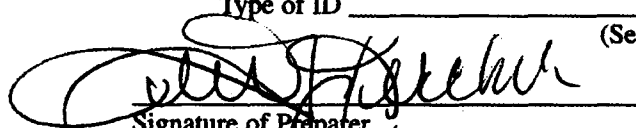

Signature of First Party

William L. Phelps
Print name of First Party
FLD 7412 932170480
EXP 08-06 ISS 1-28-00

Signature of First Party

MADALYN E. PHELPS
Print name of First Party
FL DL P412 557 48 6680
EXP 06-08-06 ISS 06-01-00

Affiant ☒ Known ☐ Produced ID
Type of ID _____ (Seal)

Affiant ☐ Known ☐ Produced ID
Type of ID _____ (Seal)


Signature of Preparer
Melissa L. Kercher
Print Name of Preparer
4069 Erika Ct. Pensacola, FL 32526
Address of Preparer

RCD Nov 24, 2003 04:31 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-176422

RCD Oct 28, 2003 12:52 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-165714