File # 18-609

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: 095015476 Certificate Number: 005248 of 2016

Payor: ROGER BAYS 11348 LOWER MT VERNON RD EVANSVILLE, IN 47712 Date
05/23/2018

Clerk's Check #	1	Clerk's Total	$497.25
Tax Collector Check #	1	Tax Collector's Total	$1,672.29
		Postage	$60.00
		Researcher Copies	$0.00
		Total Received	~~$2,229.54~~ $1643.98

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
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CENTURY

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

Case # 2016 TD 005248
Redeemed Date 05/23/2018
Name ROGER BAYS 11348 LOWER MT VERNON RD EVANSVILLE, IN 47712

Clerk's Total = TAXDEED	$497.25
Due Tax Collector = TAXDEED	$1,672.29
Postage = TD2	$60.00
ResearcherCopies = TD6	$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name

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: 095015476 Certificate Number: 005248 of 2016

Redemption: Yes | Application Date: 05/09/2018 | Interest Rate: 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/03/2018	Redemption Date 05/23/2018
Months	7	0
Tax Collector	$1,507.73	$1,507.73
Tax Collector Interest	$158.31	$0.00
Tax Collector Fee	$6.25	$6.25
Total Tax Collector	$1,672.29	$1,513.98 T.C.
Clerk Fee	$130.00	$130.00
Sheriff Fee	$120.00	$120.00
Legal Advertisement	$200.00	$200.00
App. Fee Interest	$47.25	$0.00
Total Clerk	$497.25	$450.00 C.H.
Postage	$60.00	$0.00
Researcher Copies	$40.00	$0.00
Total Redemption Amount	$2,269.54	$1,963.98
	Repayment Overpayment Refund Amount	$305.56

Notes

Escambia County Receipt of Transaction
Receipt # 2018049236

Cashiered by: wcoppage

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

ROGER BAYS

,

On Behalf Of:

On: 5/23/18 3:05 pm
Transaction # 101241776

,

CaseNumber 2016 TD 005248

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(TAXDEED) TAX DEED CERTIFICATES	320.00	0.00	0.00	320.00	0.00	320.00
(TD70) ADVANCE PAY ONLINE AUCTION FEE	70.00	0.00	0.00	70.00	0.00	70.00
(TD10) TAX DEED APPLICATION	60.00	0.00	0.00	60.00	0.00	60.00
(TAXDEED) TAX DEED CERTIFICATES	1643.98	0.00	0.00	1643.98	1643.98	0.00
Total:	**2093.98**	**0.00**	**0.00**	**2093.98**	**1643.98**	**450.00**
Grand Total:	**2093.98**	**0.00**	**0.00**	**2093.98**	**1643.98**	**450.00**

PAYMENTS

Payment Type	Reference		Amount	Refund	Overage	Change	Net Amount
CASH		OK	1643.98	0.00	0.00	0.00	1643.98
		Payments Total:	**1643.98**	**0.00**	**0.00**	**0.00**	**1643.98**

Credit Card Convenience fee of 3.5% is non-refundable.

18-609

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800394

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 / 5248**, 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: **09-5015-476**

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

Property Owner:
4421 LLC
11348 LOWER MT VERNON RD
EVANSVILLE, IN 47712
LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 6770 P 772 OR 7017 P 1270 SEC 33/4 T2/3S R31W

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
2016/5248	09-5015-476	06/01/2016	318.25	87.52	405.77

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
2017/5234	09-5015-476	06/01/2017	356.17	6.25	27.60	390.02

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	795.79
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	336.94
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	1,507.73
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, If Applicable Per Florida Statutes	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	**6.25**
19. Total Amount to Redeem	

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.
09-5015-476 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800394

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
09-5015-476	2016/5248	06-01-2016	LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 6770 P 772 OR 7017 P 1270 SEC 33/4 T2/3S R31W

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

General Information

Reference:	332S312400011008
Account:	095015476
Owners:	4421 LLC
Mail:	11348 LOWER MT VERNON RD EVANSVILLE, IN 47712
Situs:	8507 SAN JUAN CALZADA 32507
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Schools (Elem/Int/High):	PLEASANT GROVE/BAILEY/ESCAMBIA
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	$7,500	$4,552	$12,052	$12,052
2016	$7,500	$4,298	$11,798	$11,798
2015	$7,500	$3,793	$11,293	$11,293

Disclaimer

Amendment 1/Portability Calculations

› File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
04/20/2016	7512	1090	$100	TR	View Instr
05/14/2013	7017	1270	$100	QC	View Instr
03/05/2013	6984	1239	$100	TR	View Instr
03/05/2013	6984	1237	$100	CJ	View Instr
10/04/2011	6770	772	$10,100	CT	View Instr
10/04/2011	6670	772	$10,100	CT	View Instr
07/2006	5966	1420	$675,000	WD	View Instr
07/2004	5447	638	$30,000	WD	View Instr
02/2000	4524	1127	$32,500	WD	View Instr
09/1994	3648	122	$100	QC	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

LOT 11 BLK H BAYOU GRANDE VILLA PB 8 P 4 OR 7017 P 1270 SEC 33/4 T2/3S R31W

Extra Features

None

Parcel Information

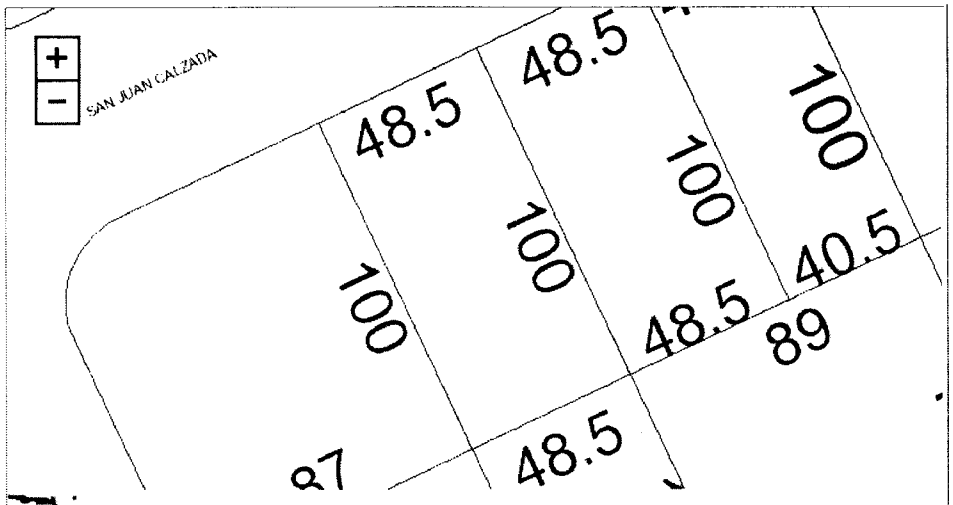
Launch Interactive Map

Section Map Id:
33-2S-31-2

Approx. Acreage:
0.1113

Zoned:
HDMU

Evacuation & Flood Information
Open Report



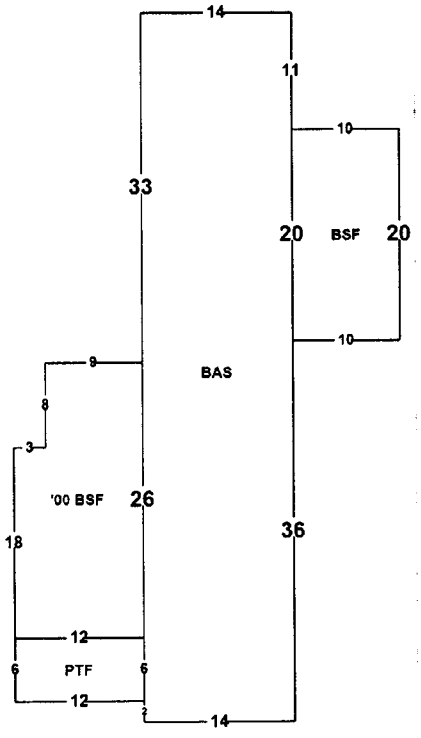
View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:8507 SAN JUAN CALZADA, Year Built: 1980, Effective Year: 1980

Structural Elements

DWELLING UNITS-*1*
MH EXTERIOR WALL-*VINYL/METAL*
MH FLOOR FINISH-*CARPET*
MH FLOOR SYSTEM-*TYPICAL*
MH HEAT/AIR-*HEAT & AIR*
MH INTERIOR FINISH-*PANEL PLYWOOD*
MH MILLWORK-*TYPICAL*
MH ROOF COVER-*METAL*
MH ROOF FRAMING-*FLAT/SHED*
MH STRUCTURAL FRAME-*TYPICAL*
NO. PLUMBING FIXTURES-*3*
NO. STORIES-*1*
STORY HEIGHT-*0*



Areas - 1498 Total SF

BASE AREA - *938*
BASE SEMI FIN - *488*
PATIO FINISHED - *72*

Images

6/26/12

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.2258)

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 30, 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 005244	$450.00	$0.00	$450.00
2016 TD 005253	$450.00	$0.00	$450.00
2016 TD 005247	$450.00	$0.00	$450.00
2016 TD 005248	$450.00	$0.00	$450.00
		TOTAL	**$1800.00**

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: Emily Hogg
Emily Hogg
Tax Deed Division

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • ehogg@EscambiaClerk.com

18-609

Redeemed

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.: 14666

September 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 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:

   4421, LLC

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 12, 2018

PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION

File No.: 14666

September 12, 2018

Lot 11, Block H, Bayou Grande Villa, as per plat thereof, recorded in Plat Book 8, Page 4, of the Public Records of Escambia County, Florida

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

File No.: 14666

September 12, 2018

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

1. Subject to interest of Bayou Grande Villa Association.

2. All Taxes Paid. The assessed value is $13,058.. Tax ID 09-5015-476.

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: rcsgt@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.: 09-5015-476

CERTIFICATE NO.: 2016-5248

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.

4421, LLC
11348 Mt. Vernon Rd.
Evansville, IN 47712
and
8507 San Juan Calzada
Pensacola, FL 32507

Bayou Grande Villa Assoc.
8510 Matador Camino
Pensacola, FL 32507

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.

Recorded in Public Records 05/16/2013 at 04:41 PM OR Book 7017 Page 1270, Instrument #2013034967, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00 Deed Stamps $0.70

This instrument prepared by:
Colleen Cleary Ortiz, P.A.
1127 North Palafox Street
Pensacola, FL 32501

[Space Above This Line For Recording Data]

THIS DEED HAS BEEN PREPARED AT THE GRANTOR'S AND GRANTEE'S REQUEST, WITHOUT EXAMINATION OR LEGAL OPINION OF TITLE.

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that I, **JANICE PEERCY**, whose address is 8507 Matador Camino, Pensacola, FL 32507, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do remise, release, convey and quitclaim unto **4421, L.L.C.**, "Grantee," whose address is 8507 Matador Camino, Pensacola, FL 32507, along with its executors, administrators, successors and assigns, forever, all right, title and interest unto the following described real property situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 11, Block H, Bayou Grande Villa, a subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to the plat of said subdivision recorded in Plat Book 8 at Page 4 of the Public Records of Escambia County, Florida.

(Also known as 8507 San Juan Calzada, Pensacola, FL 32507)

Property Appraiser's Parcel Identification Number: 33-2S-31-2400-011-008

Together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF the Grantor has set her hand and seal on this 14th day of May, 2013.

Signed, sealed and delivered in the presence of:

Colleen Cleary Ortiz

Stephen Ortiz

Janice Peercy

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14th day of May, 2013, by Janice Peercy, who is personally known to me or produced Driver's License as identification.

-SEAL-

PAIGE L. GRAVES
MY COMMISSION # EE876785
EXPIRES June 11, 2017
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC

Paige L. Graves
(Print/Type Name)