

**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT



**BRANCH OFFICES**  
ARCHIVES AND RECORDS  
JUVENILE DIVISION

ARCHIVES AND RECORDS  
CHILD SUPPORT  
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**

CENTURY

CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS

OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

## IMAGING COVER PAGE

This cover page is not a part of the original documents but is  
necessary to avoid obscuring any information on  
the original documents

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Case: 2005 TD 007191



00035456757

Dkt: TD80 Pg#:

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18

**Original Documents Follow**



**ERNIE LEE MAGAHA**  
CLERK OF THE CIRCUIT COURT

ARCHIVES AND RECORDS  
CHILD SUPPORT  
CIRCUIT CIVIL  
CIRCUIT CRIMINAL  
COUNTY CIVIL  
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DOMESTIC RELATIONS  
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**COUNTY OF ESCAMBIA**  
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AUDITOR

6/3/2009

EDDIE J AND MARY J BLACKWELL TRUSTEES OF BLACKWELL LIVING TRUST  
723 OVERBROOK DR  
FT WALTON BEACH FL 32547

Dear Certificate Holder:

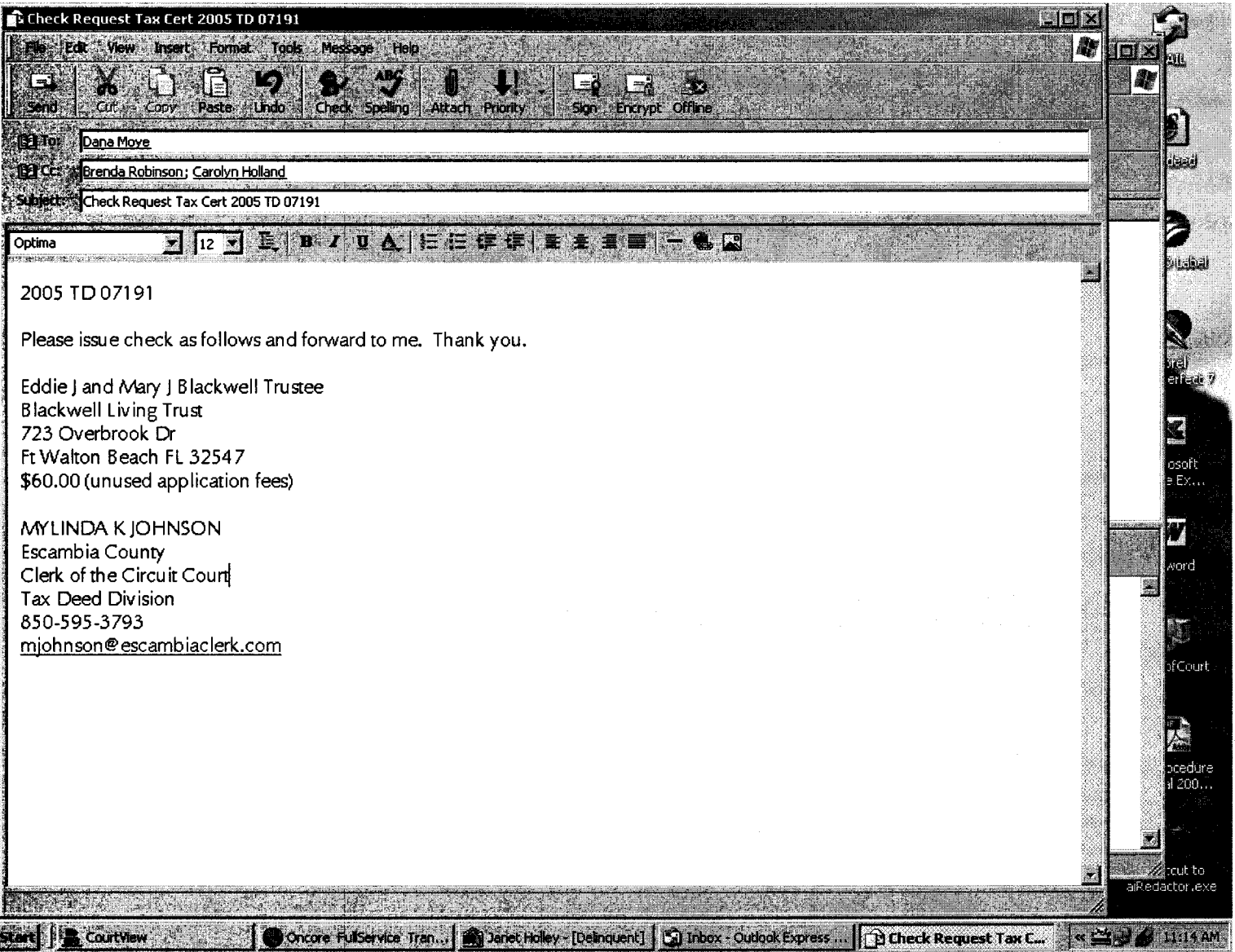
Our records indicate that you made application for a tax deed to be issued on the following property represented by the numbered certificate below. This property was redeemed prior to our scheduled sale date. Your application fees are now refundable in the amount shown below.

<u>Tax Cert. #</u>	<u>Account #</u>	<u>Sale</u>	<u>Appl. Fees</u>	<u>Interest</u>	<u>Total</u>
07191/2005	10-2720-500	12/07/200	390.00	4.95	394.95

Very truly yours  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By:   
Mylinda Johnson, Tax Deeds Division

Enclosure



Check Request Tax Cert 2005 TD 07191

File Edit View Insert Format Tools Messages Help

Send Cut Copy Paste Undo Check Spelling Attach Priority Sign Encrypt Offline

To: Dana Moye  
Cc: Brenda Robinson; Carolyn Holland  
Subject: Check Request Tax Cert 2005 TD 07191

Optima 12 [Rich Text Editor Icons]

2005 TD 07191

Please issue checks as follows:

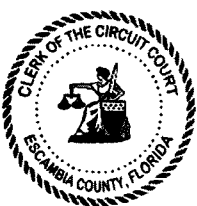
Janet Holley Tax Collector  
\$835.94 (taxes due)

Eddie J and Mary J Blackwell Trustees  
Blackwell Living Trust  
723 Overbrook Dr  
Ft Walton Beach FL 32547  
\$334.95 (\$330.00 app fees \$4.95 interest)

MYLINDA K JOHNSON  
Escambia County  
Clerk of the Circuit Court  
Tax Deed Division  
850-595-3793  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

Shortcut to aRedactor.exe

Start CourtView DYMO Janet Holley - Oncore FullSer... http://193.0.1... Inbox - Outloo... Check Reque... 12:47 PM



**Print Date:**  
5/28/2009 11:03:13  
AM

**BERNIE LEE MAGAHA**  
Clerk of the Circuit Court  
Escambia County, FL  
P.O. Box 333  
Pensacola, FL 32591  
850-595-3930


Transaction #: **736768**  
Receipt #: **200918708**  
Cashier Date: **5/28/2009 11:03:16 AM (MKJ)**

Customer Information	Transaction Information	Payment Summary
(TXD) TAX DEED DIVISION CLERK OF THE CIRCUIT COURT 221 PALAFOX PLACE Pensacola, FL 32502	Date Received: 05/28/2009 Source Code: Over the Counter Q Code: Return Code: Government Trans Type: Recording Agent Ref Num:	Total Fees \$60.00 Total Payments \$60.00

1 Payments
 CLERK \$60.00

0 Recorded Items
------------------

0 Search Items
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1 Miscellaneous Items
 (MISC FEE) MISCELLANEOUS FEES DEC BLACKWELL CASE 2005 TD 07191
TAXCR 60 \$60.00

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type **Case** Outstanding Amount **0.00**  
Receipt Number **1020229** Receipt Date **05/28/2009**

Case Number **2005 TD 007191**  
Description **BLACKWELL, EDDIE J VS**

Action **TAX DEED REDEMPTION**

Judge

Received From **EDDIE J BLACKWELL**

On Behalf Of **BLACKWELL, EDDIE J**

Total Received	<b>60.00</b>
Net Received	<b>60.00</b>
Change	<b>0.00</b>

Receipt Payments	Amount	Reference	Description
Cash	60.00	736748	

Receipt Applications	Amount
Holding	60.00

Deputy Clerk: **mkj** Transaction Date **05/28/2009 11:03:54**

Comments **ONCORE 736748**

(375-4075)

http://193.0.10.21/taxdeed/RedeemCalc.asp?iID=3117 - Microsoft Internet Explorer

Address: http://193.0.10.21/taxdeed/RedeemCalc.asp?iID=3117

Months	8	1
Tax Collector	\$817.43	\$817.43
Tax Collector Interest	\$98.09	\$12.26
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$921.77	\$835.94
Clerk Fee	\$0.00	\$0.00
Sheriff Fee	\$0.00	\$0.00
Legal Advertisement	\$0.00	\$0.00
App. Fee Interest	\$0.00	\$0.00
Total Clerk	\$0.00	\$0.00
Postage	\$64.95	\$64.95
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$986.72	\$900.89
Repayment Overpayment Refund Amount		\$85.83

Notes: ACTUAL SHERIFF 120.00 (2 SERVE 1 POST)  
5-27-2009 MR CATTELL CALLED FOR QUOTES. MKJ

Buttons: Submit, Reset, Print Preview

835.94 - TC  
334.95 - CH  
(270.00 bal. in CV)

ADD. 89  
BY 5/27/09

**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1019828</b>	Receipt Date	<b>05/27/2009</b>

Case Number	<b>2005 TD 007191</b>
Description	<b>BLACKWELL, EDDIE J VS</b>

Action **TAX DEED APPLICATION**

Judge

Received From **STEPHEN CATTELL**

On Behalf Of **BLACKWELL, EDDIE J**

Total Received	<b>900.89</b>
Net Received	<b>900.89</b>
Change	<b>0.00</b>

<b>Receipt Payments</b>	<b>Amount</b>	<b>Reference Description</b>
Cash	<b>900.89</b>	

<b>Receipt Applications</b>	<b>Amount</b>
Holding	<b>900.89</b>

Deputy Clerk:           mkj                           Transaction Date    05/27/2009  12:30:06

Comments



**Ernie Lee Magaha,  
Clerk of the Circuit Court of Escambia County Florida**

Receipt Type	<b>Case</b>	Outstanding Amount	<b>0.00</b>
Receipt Number	<b>1019825</b>	Receipt Date	<b>05/27/2009</b>

Case Number	<b>2005 TD 007191</b>
Description	<b>BLACKWELL, EDDIE J VS</b>

Action **TAX DEED APPLICATION**

Judge

Received From **EDDIE AND MARY J BLACKWELL**

On Behalf Of **BLACKWELL, EDDIE J**

Total Received	<b>330.00</b>
Net Received	<b>330.00</b>
Change	<b>0.00</b>

Receipt Payments	Amount	Reference	Description
Cash	330.00	733663	

Receipt Applications	Amount
Holding	270.00
Service Charge	60.00

Deputy Clerk:           mkj                           Transaction Date    05/27/2009  12:28:15

Comments    ONCORE TRANS 733663 CLERK ADV

**TAX COLLECTOR'S CERTIFICATION**

**Application  
Date / Number  
Apr 30, 2009 / 1644**

This is to certify that the holder listed below of Tax Sale Certificate Number **2005 / 7191** , issued the **1st day of June, 2005**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-2720-500**

**Certificate Holder:**  
BLACKWELL EDDIE J & MARY J TRUSTEE BLACKWELL LIVIN  
723 OVERBROOK DR  
FT WALTON BEACH, FLORIDA 32547

**Property Owner:**  
CATTELL STEPHEN W & ROBIN M  
1071 JUAN RD  
PENACOLA FL, FLORIDA 32506

**Legal Description:** 02-2S3-260  
LT 7 BLK C PERDIDO HGTS RE S/D OF S/D NO 1 OF PERDIDO HTS PB 1 P 3 OR 1468 P 408 LESS OR 4814 P 692 RD R/W

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
2007	4824	06/01/07	\$106.90	\$0.00	\$19.24	\$126.14
2006	6018	06/01/06	\$106.90	\$0.00	\$38.48	\$145.38
2005	7191	06/01/05	\$106.99	\$0.00	\$56.17	\$163.16

**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
2008	5724	05/30/08	\$84.11	\$6.25	\$15.14	\$105.50

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 (2008)
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

\$540.18
\$0.00
\$77.25
\$125.00
\$75.00
\$817.43
\$817.43
\$817.43
\$18.75
\$836.18

\*Done this 4 day of May, 2009

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By Betty

Date of Sale: Dec. 7, 2009

\* 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,

**BLACKWELL EDDIE J & MARY J TRUSTEE  
BLACKWELL LIVIN  
723 OVERBROOK DR  
FT WALTON BEACH, Florida, 32547**

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>
7191	10-2720-500	06/01/2005	02-2S3-260 LT 7 BLK C PERDIDO HGTS RE S/D OF S/D NO 1 OF PERDIDO HTS PB 1 P 3 OR 1468 P 408 LESS OR 4814 P 692 RD R/W

**2008 TAX ROLL**

CATTELL STEPHEN W & ROBIN M  
1071 JUAN RD  
PENACOLA FL, Florida 32506

SUBJECT TO 2009 TAXES

Special Assessments appear on this property \_\_\_Yes \_\_\_No?

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.

ejbgator (EDDIE BLACKWELL)

Applicant's Signature

04/30/2009

Date



# Chris Jones

## Escambia County Property Appraiser

- Chris Jones,ECPA
- RECORD SEARCH
- MAPS
- GENERAL INFORMATION
- GOVERNMENT AGENCIES
- TANGIBLE PROPERTY
- CAREERS

**Navigate Mode**  
  **Account**  
 **Reference**  

[Printer Friendly Version](#)

**General Information**

**Reference:** 022S326000070003  
**Account:** 102720500  
**Owners:** CATTELL STEPHEN W & ROBIN M  
**Mail:** 1071 JUAN RD  
 PENSACOLA, FL 32506  
**Situs:** 1071 JUAN RD  
**Use Code:** MOBILE HOME   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Janet Holley,  
 Escambia County Tax Collector

**2008 Certified Roll Assessment**

<b>Improvements:</b>	\$15,378
<b>Land:</b>	\$17,146
<b>Total:</b>	\$32,524
<i>Save Our Homes:</i>	\$7,313

[Disclaimer](#)

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**Amendment 1 Calculations**

**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1980	1468	0408	\$6,000	WD	<a href="#">View Instr</a>

Official Records Inquiry courtesy of Ernie Lee Magaha,  
Escambia County Clerk of the Court

**2008 Certified Roll Exemptions**

HOMESTEAD EXEMPTION

**Legal Description**

LT 7 BLK C PERDIDO HGTS RE  
S/D OF S/D NO 1 OF PERDIDO  
HTS PB 1 P 3 OR 1468 P 408...

**Extra Features**

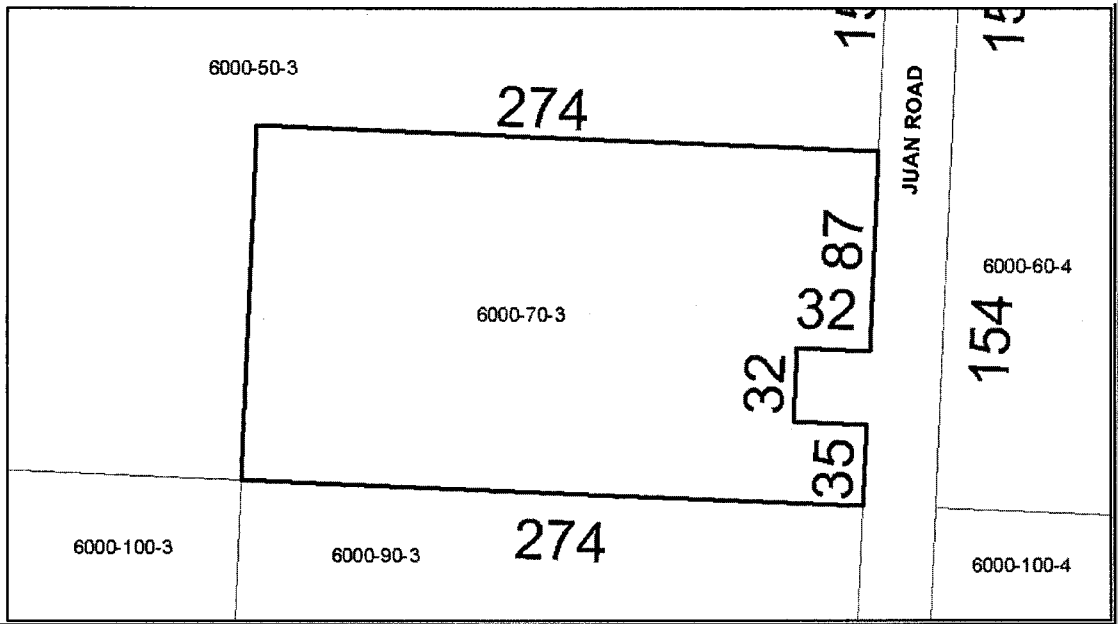
FRAME BUILDING

**Parcel Information** [View Online Map](#)

**Section**  
**Map Id:**  
 02-2S-32-2  
  
**Approx. Acreage:**

0.9400

County Zoned:  
R-4



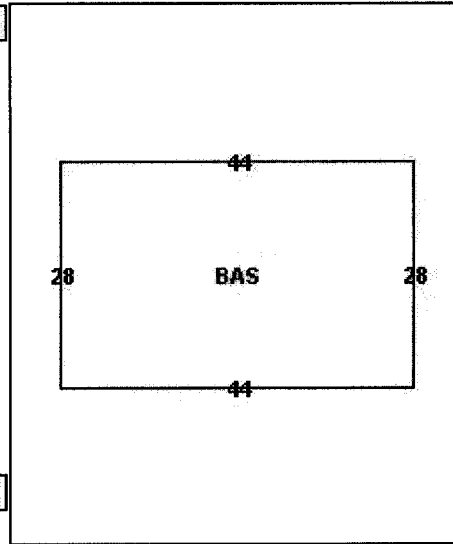
**Buildings**

Building 1 - Address: 1071 JUAN RD, Year Built: 1986

**Structural Elements**

- MH FLOOR SYSTEM-TYPICAL
- MH EXTERIOR WALL-VINYL/METAL
- NO. PLUMBING FIXTURES (6)
- DWELLING UNITS (1)
- MH ROOF FRAMING-GABLE HIP
- MH ROOF COVER-COMP SHINGLE/WOOD
- MH INTERIOR FINISH-DRYWALL/PLASTER
- MH FLOOR FINISH-CARPET
- NO. STORIES (1)
- MH FLOOR FINISH-VINYL
- MH MILLWORK-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH STRUCTURAL FRAME-TYPICAL

Areas - 1232 Total SF  
BASE AREA - 1232



**Images**



04/03/03

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.

# Southern Guaranty Title Company

4400 Bayou Blvd., Suite 13B

Pensacola, Florida 32503

Telephone: (850) 478-8121

Facsimile: (850) 476-1437

## OWNERSHIP AND ENCUMBERANCE REPORT

File No.: 7356

June 10, 2009

Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32569  
ATTN: Glenda Mahuron

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 06-09-89, through 06-09-09, and said search reveals the following:

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

Stephen W. Cattell and robin M. Cattell, 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: 

Richard S. Combs

June 10, 2009

**OWNERSHIP AND ENCUMBERANCE REPORT  
LEGAL DESCRIPTION**

File No.: 7356

June 10, 2009

Lot 7, Block C, Perdido Heights Unit #1, according to the plat thereof recorded in Plat Book 1, Page 3, Public Records of Escambia County, Florida. LESS & EXCEPT O.R. Book 4814, page 692 for road right-of-way.

## OWNERSHIP AND ENCUMBERANCE REPORT

### CONTINUATION PAGE

File No.: 7356

June 10, 2009

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4319, page 1137 and O.R. Book 4462, page 1783.
2. 2007 certificate delinquent. The assessed value is \$7,313.00. Tax ID 10-2720-500.

PLEASE NOTE THE FOLLOWING:

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



# 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

Janet Holley  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32596

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 12-07-09

TAX ACCOUNT NO.: 10-2720-500

CERTIFICATE NO.: 2007-7191

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, 32596

    Notify Escambia County, 190 Governmental Center, 32501

    Homestead for 2008 tax year.

Stephen W. Cattell  
Robin M. Cattell  
1071 Juan Rd.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 18th day of June, 2009.

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.

200  
20 W  
24. 12

Form 140  
PRINTED AND FOR SALE  
MAYES PRINTING CO.  
PENSACOLA, FLA.

State of Florida  
Escambia County

WARRANTY DEED

Rd 2 - Bx 293-K - Pizza (31506)

Know All Men by These Presents: That  
Charles A. Cattell and Eula M. Cattell

for and in consideration of Five Thousand and 00/100  
(\$5,000.00) DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto  
Stephen W. Cattell and Robin M. Cattell

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

Lot 7 Block C, Perdido Heights #1 according to plat recorded in Plat  
Book 1 Page 3 of the Public Records of Escambia County, Florida.

037044

FILED & RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY  
SEP 2 11 50 AM '80  
JOE A. F. NOTARY  
ESCAMBIA COUNTY

prepared by Mr. Robert  
at Warrington Bank.  
PO Bx #877  
Warr., Fla.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantee their 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.

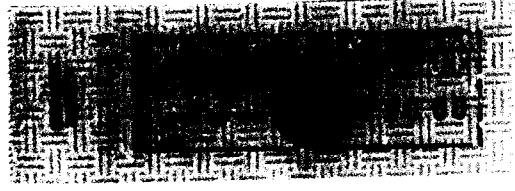
IN WITNESS WHEREOF, We have hereunto set our hands and seals this 28th day of August A. D. 19 80

Signed, sealed and delivered in the presence of  
Elizabeth McKelvie (SEAL)  
Ray Ferris (SEAL)  
Paul D... (SEAL)  
Charles A. Cattell (SEAL)  
Mrs. Charles A. Cattell (SEAL)  
(SEAL)  
(SEAL)

State of Florida  
Escambia County

Before the subscriber personally appeared  
Charles A. Cattell, and Eula M. Cattell  
his wife, known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of August 1980



Elizabeth McKelvie  
Notary Public  
My commission expires