

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**BLACKWELL EDDIE TTEE BLACKWELL LIVING
TRUST
723 OVERBROOK DRIVE
FORT WALTON BEAC, Florida, 32547**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
8744.0000	11-4256-000	06/01/2012	N 4A OF E 9A OF LT 10 OR 5946 P 186

2013 TAX ROLL

ALLEN DOUGLAS & SHEILA D
6020 W NIINE MILE RD
PENSACOLA , Florida 32526

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

05/19/2014

Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-054

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11628

October 13, 2014

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 10-13-1994, through 10-13-2014, and said search reveals the following:

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

Douglas Allen and Sheila D. Allen, 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: 

October 13, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11628

October 13, 2014

The North 4 acres of the East 9 acres of Lot 10, Section 24, Township 1 North, Range 31 West, Escambia County, Florida.

Less and except any portions as further described in the following O.R. Book 306, Page 322 and O.R. Book 528, Page 182 and O.R. Book 914, Pages 564, 572, 574, and O.R. Book 1497, Page 348 and O.R. Book 2651, Page 527 and O.R. Book 5111, Page 493, of the Public Records of Escambia County, Florida.

Less and Except O.R. Book 960, Page 814 for Road right of way of Petty Drive.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11628

October 13, 2014

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

1. That certain mortgage executed by Douglas Allen and Sheila D. Allen, husband and wife in favor of Coastal Bank & Trust formerly Bank of Pensacola dated 07/05/2006 and recorded 07/10/2006 in Official Records Book 5946, page 189 of the public records of Escambia County, Florida, in the original amount of \$16,000.00.
2. Judgment filed by Kelley Foods of Alabama, Inc. recorded in O.R. Book 7132, page 979.
3. Possible Judgment filed by Capital One Bank recorded in O.R.. Book 6475, page 553.
4. Taxes for the year 2011-2013 delinquent. The assessed value is \$16,720.00. Tax ID 11-4256-000.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-5-2015

TAX ACCOUNT NO.: 11-4256-000

CERTIFICATE NO.: 2012-8744

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.

Douglas Allen
Sheila D. Allen
9980 Bowman Ave. Unit 1
Pensacola, FL 32534

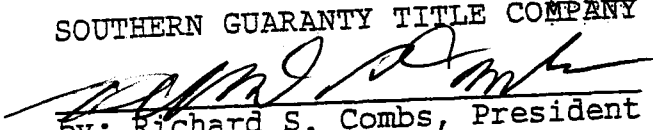
Coastal Bank & Trust
formerly Bank of Pensacola
125 W. Romana St.
Pensacola, FL 32502

Kelley Foods of AL Inc
P.O. Box 708
Elba, AL 36323

Capital One Bank
101 Gateway Centre Pkwy. Ste 110
Richmond, VA 23235

Certified and delivered to Escambia County Tax Collector,
this 13th day of October, 2014.

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.

Prepared by
Lisa Gaffkey, an employee of
First American Title Insurance Company
2115 West Nine Mile Road, Suite 15
Pensacola, Florida 32534
(850)476-3990

Return to: Grantee

File No.: 2123-1182184

WARRANTY DEED

This indenture made on **July 05, 2006 A.D.**, by

Richard Wilson Thomas

whose address is: **P.O. Box 812, Evergreen, AL 36401**
hereinafter called the "grantor", to

Douglas Allen and Sheila D. Allen, husband and wife

whose address is: **2019 Jason Drive, Cantonment, FL 32533**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia County, Florida**, to-wit:

The North 4 acres of the East 9 acres of Lot 10, Section 24, Township 1 North, Range 31 West, Escambia County, Florida.

Less and except any portions as further described in the following O.R. Book 306, Page 322 and O.R. Book 528, Page 182 and O.R. Book 914, Pages 564, 572, 574, and O.R. Book 1497, Page 348 and O.R. Book 2651, Page 527 and O.R. Book 5111, Page 493, of the Public Records of Escambia County, Florida.

Less and Except O.R. Book 960, Page 814 for Road right of way of Petty Drive.

Parcel Identification Number: **24-1N-31-1001-000-001**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2005.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Richard Wilson Thomas
Richard Wilson Thomas

Signed, sealed and delivered in our presence:

Witness Signature

Print Name:

State of FL

County of Escambia

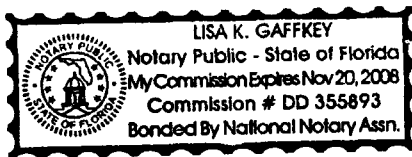
The Foregoing Instrument Was Acknowledged before me on July 05, 2006, by Richard Wilson Thomas who is/are personally known to me or who has/have produced a valid driver's license as identification.

Witness Signature

Print Name:

NOTARY PUBLIC
LISA K. GAFFKEY

Notary Print Name
My Commission Expires:



REAL ESTATE MORTGAGE AND SECURITY AGREEMENT

Mortgagors (last name(s) first):

DOUGLAS ALLEN

SHEILA D ALLEN

6020 W NINE MILE RD

Mailing Address

PENSACOLA, FL 32526-5251

City State Zip

Mortgagee:

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

This instrument was prepared by:

BANK OF PENSACOLA

125 WEST ROMANA STREET, SUITE 400

PENSACOLA, FL 32502

Know All Men By These Presents: That whereas DOUGLAS ALLEN

SHEILA D ALLEN, husband and wife

(whether one or more, hereinafter called the "Borrower") have become justly indebted
to BANK OF PENSACOLA with offices in PENSACOLA;

Florida, (together with its successors and assigns, hereinafter called "Mortgagee") in the sum of
SIXTEEN THOUSAND DOLLARS AND ZERO CENTS Dollars (\$ 16000.00)

together with interest thereon, as evidenced by a promissory note or notes of even date
herewith. (If the maturity date of the note or notes is 20 years or longer, indicate the latest
maturity date here: _____).

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the following (the "Secured Indebtedness"):

A. The existing indebtedness represented by that certain promissory note of even date herewith for the sum of SIXTEEN THOUSAND DOLLARS AND NO/100 DOLLARS (\$ 16,000.00) made by mortgagor payable to the order of Mortgagee with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Note, together with any and all renewals, extensions, modifications, consolidations and extensions thereof;

B. Such future or additional advances as may be made by Mortgagee at the option of Mortgagee to the Mortgagor; provided that, notwithstanding the foregoing, the total of all amounts secured hereby shall not exceed at any one time the sum of SIXTEEN THOUSAND DOLLARS AND NO/100 DOLLARS (\$ 16,000.00); and provided, further, that all such advances, notes, claims, demands or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before twenty (20) years after the date of this Mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself/herself and his/her successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statute 697.04(1)(b).

NOW, THEREFORE, in consideration of the premises, and in order to secure the payment of said indebtedness and any renewals or extensions thereof and the interest thereon, and all other indebtedness (including future advances) now or hereafter owed by any of the above-named Borrowers to Mortgagee, whether such indebtedness is primary or secondary, direct or indirect, contingent or absolute, matured or unmatured, joint or several, and otherwise secured or not, and to secure compliance with all the covenants and stipulations hereinafter contained, the undersigned DOUGLAS ALLEN

SHEILA D ALLEN

(whether one or more, hereinafter called "Mortgagors") do hereby assign, grant, bargain, sell and convey unto Mortgagee the following described real property situated in ESCAMBIA County, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

together with all rents and other revenues thereof and all rights (including riparian rights), privileges, easements, tenements, interests, improvements and appurtenances thereunto belonging or in anywise appertaining, including any after-acquired title and easements and all rights, title and interest now or hereafter owned by Mortgagors in and to all buildings and improvements, storm and screen windows and doors, gas, steam, electric, solar and other heating, lighting, ventilating, air-conditioning, refrigerating and cooking apparatus, elevators, plumbing, sprinkling, smoke, fire, and intrusion detection devices, and other equipment and fixtures now or hereafter attached or appertaining to said premises, all of which shall be deemed to be real property and conveyed by this mortgage, and all of which real property, equipment and fixtures are sometimes hereinafter called the "mortgaged property."

To Have And To Hold the same and every part thereof unto Mortgagee, its successors and assigns forever.

And for the consideration aforesaid, and as additional security for all of the indebtedness described above (including future advances), Mortgagors hereby assign and transfer to Mortgagee, and grant to Mortgagee a security interest in, all building materials, household appliances, equipment, fixtures and fittings of every kind or character now owned or hereafter acquired by Mortgagors, or any of them, located, whether permanently or temporarily, on the mortgaged property, and all building materials, household appliances, equipment, fixtures and fittings now owned or hereafter acquired by Mortgagors, or any of them, located or stored on any other real property, which are or shall be purchased by Mortgagors, or any of them, for the purpose, or with the intention, of making improvements on the mortgaged property or to the premises located on said property. The personal property herein transferred includes limitation, all lumber, bricks, building stones, building blocks, sand, cement roofing, materials, paint, doors, windows, storm doors, storm windows nails, wires and wiring, hardware, plumbing and plumbing fixtures, heating and air conditioning equipment and appliances, electrical and gas equipment and appliances, pipes and piping, ornamental and decorative fixtures, and in general all building materials, equipment and appliances of every kind and character used or useful in connection with improvements to real property.

For the purpose of further securing the payment of said indebtedness Mortgagors warrant covenant and agree with Mortgagee, its successors and assigns, as follows:

1. That they are lawfully seized in fee and possessed of the mortgaged property and have a good right to convey the same as aforesaid, and they will warrant and forever defend the title against the lawful claims of all persons whomsoever, and that the mortgaged property is free and clear of all encumbrances, easements and restrictions not herein specifically mentioned.

2. That they will pay when due all taxes, assessments, or other liens or mortgages taking priority over this mortgage, and should default be made in the payment of the same, or any part thereof, Mortgagee may pay the same (but Mortgagee is not obligated to do so). If the mortgaged property or any part thereof is a unit in a condominium or a planned unit development, Mortgagors shall perform all of Mortgagors' obligations under the declaration or covenants creating or covering the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and constituent documents. Should Mortgagors default in any of such obligations, Mortgagee may perform Mortgagors' obligations (but Mortgagee is not obligated to do so).

(Mark if applicable) This is a construction mortgage that secures an obligation incurred for the construction of an improvement on land (and may include the acquisition cost of the land).

In Witness Whereof, each of the undersigned has hereunto set his or her signature and seal, or has caused this instrument to be executed by its officer(s), partner(s), member(s), or agent(s) thereunto duly authorized, this 5TH day of JULY, 2006.



LISA K. GAFFKEY

[Type or Print Name of Witness]



S. Sharp

[Type or Print Name of Witness]

 (Seal)

DOUGLAS ALLEN

 (Seal)

SHETLA D ALLEN

_____ (Seal)

_____ (Seal)

ATTEST: _____

Its _____
(Corporate Seal)

By _____

Its _____

Exhibit A

The North 4 acres of the East 9 acres of Lot 10, Section 24, Township 1 North, Range 31 West, Escambia County, Florida.

Less and except any portions as further described in the following O.R. Book 306, Page 322 and O.R. Book 528, Page 182 and O.R. Book 914, Pages 564, 572, 574, and O.R. Book 1497, Page 348 and O.R. Book 2651, Page 527 and O.R. Book 5111, Page 493, of the Public Records of Escambia County, Florida.

Less and Except O.R. Book 960, Page 814 for Road right of way of Petty Drive.

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

**KELLEY FOODS OF AL INC
PO BOX 708
ELBA, AL 36323**

PLAINTIFF,

CASE NO: 2013 SC 001437

DIVISION: V

Vs.

**DOUGLAS ALLEN
SHELIA ALLEN
9980 BOWMAN AVENUE
UNIT 1
PENSACOLA, FL 32534**

DEFENDANT,

**FINAL JUDGMENT AGAINST
DOUGLAS ALLEN and SHELIA ALLEN**

JAN 14 10:36
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

THIS CAUSE having come before the Court, and the Court being fully advised in the premises, it is therefore

ORDERED AND ADJUDGED that the Plaintiff **KELLEY FOODS OF AL INC** hereby recovers from the Defendants **DOUGLAS ALLEN** and **SHELIA ALLEN** the sum of **\$1,438.26**, plus prejudgment interest of **\$0.00** and costs of **\$275.00** for a total of **\$1,713.26** that shall bear interest at the rate of **4.75% per annum**, for which let execution issue.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida this 13th day of **JANUARY**, 2014.

✓ 1-15-14 NW
Copies to:

**KELLEY FOODS OF AL INC
DOUGLAS ALLEN
SHELIA ALLEN**



COUNTY JUDGE

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ENTERED IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY FLORIDA
BY: W.D. Walker D.C.
DATE: 2-5-14

IN THE COUNTY COURT IN THE 1ST JUDICIAL
CIRCUIT IN AND FOR ESCAMBIA COUNTY, FLORIDA

CAPITAL ONE BANK

CASE NUMBER: 2008 SC 001819

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT

JUN 23 2009
COUNTY CIVIL DIVISION
FILED & RECORDED

Plaintiff,

vs.

DOUGLAS ALLEN

Defendant(s).

FINAL JUDGMENT

THIS CAUSE, came onto be heard upon the Plaintiffs Ex Parte Motion for Entry of Final Judgment against the Defendant(s) for failure to comply with the Stipulation for Settlement ratified by this Court; IT IS HEREBY ORDERED AND ADJUDGED, that the Plaintiff, CAPITAL ONE BANK , hereby recovers from the Defendant(s), DOUGLAS ALLEN , the sum of \$1292.58 which shall bear interest at the rate of 8 percent per year until paid in full as provided by Florida Statute 55.03, for all of which let execution issue. It is further ordered and adjudged that the Judgment Debtor shall complete under oath the Fact Information Sheet including all required attachments, and serve it on the judgment creditor's Attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or post judgment discovery is stayed. Jurisdiction of this case is retained to enter further orders that are proper to compel the judgment debtor (s) to complete the fact information form including all attachments, and serve it on the judgment creditor's attorney.

DONE AND ORDERED, in Chambers, ESCAMBIA County, Florida, this 17 day of June, 2009.


COUNTY COURT JUDGE

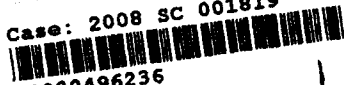
Conformed Copies to:

- To: The Plaintiff at: 101 GATEWAY CENTRE PKWY SUITE 110, RICHMOND VA 23235
- To: Law Offices of Stanley B. Erskine (Fla Bar ID# 264547) & Andrew D. Fleisher (Fla Bar ID# 260355) Attorney for Plaintiff
55 Weston Road, Suite 300 Fort Lauderdale, Florida 33326 (954)384-1490
- To: The Defendant at: 6020 WEST 9 MILE RD, PENSACOLA FL 32526

I certify that a copy of the above judgment and the above referenced fact information sheet was mailed to each party above.

By: _____
Court Assistant or Deputy Court Clerk

85264269.001/D455P/05/28/2009/DPRIN801.64/ALCST0.00/ALLINT20.94/FEE470.00

Case: 2008 SC 001819

00030496236
Dkt: CC1033 Pg#: 1

Notes

Registry

Make a Payment to:

Amount Disburse Immediately

Name Search

Address1

Address2

City/St/Zip

Country

Comment

Choose a Case Docket:

File

OK Cancel

F0 Reorder Hide Page

Description

Note Type: Public

CHECK TO EDDIE BLACKWELL 22330 ISSUED FOR \$ 513.39 AND CLEARED THE BANK FOR THIS AMOUNT. THE TAXDEED TAB SHOWS CHECK OUTGOING FOR \$ 504.39. APPARENTLY THERE WAS A GLITCH WHILE THE CHECK WAS BEING PRINTED. ACCORDING TO MYLINDA, EDDIE'S CHECK IS FOR THE CORRECT AMOUNT. THERE SHOULD NOT HAVE BEEN A POSTAGE CHARGE. INSTEAD OF REVERSING RECEIPT AND RECREATING A CHECK FOR ALL THE CASES ON THE CHECK, ADDED A TAXDEED DEP FOR \$ 9.00, RECEIPTED THE AMOUNT, CREATED A CHECK ON PLAIN PAPER USING THE SAME CHECK NUMBER (22330), AND A JE WAS DONE TO DEBIT POSTAGE CHARGE.

Create/Modify Information

Note Date: 02/09/2015

Created By: morf
Create Date: 02/09/2015 3:46 PM
Modified By: morf
Modify Date: 02/09/2015 3:46 PM



3:50 PM
2/9/2015