

DR-512  
R.05/88

Application Number: 140387

## 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:

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
10590.0000	15-0034-000	06/01/2012	W 80 FT OF LTS 1 2 AND OF S 25 FT 6 IN OF LT 3 BLK 3 DB 562 P 211 WEST KING TRACT CA 105

### **2013 TAX ROLL**

THOMAS LUVERN EST OF  
714 W LA RUA ST  
PENSACOLA , Florida 32501

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

# TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
May 19, 2014 / 140387

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 10590.0000**, issued the **1st day of June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 15-0034-000**

**Certificate Holder:**  
BLACKWELL EDDIE TTEE BLACKWELL LIVING TRUST  
723 OVERBROOK DRIVE  
FORT WALTON BEAC, FLORIDA 32547

**Property Owner:**  
THOMAS LUVERN EST OF  
714 W LA RUA ST  
PENSACOLA, FLORIDA 32501

**Legal Description:**

W 80 FT OF LTS 1 2 AND OF S 25 FT 6 IN OF LT 3 BLK 3 DB 562 P 211 WEST KING TRACT CA 105

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
2013	9668.0000	06/01/13	\$257.10	\$0.00	\$12.86	\$269.96
2012	10590.0000	06/01/12	\$258.81	\$0.00	\$27.18	\$285.99

**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
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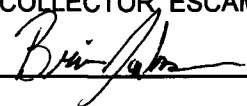
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2013)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application 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

\$555.95
\$0.00
\$214.74
\$250.00
\$75.00
\$1,095.69
\$1,095.69
\$16,458.00
\$12.50

\*Done this 19th day of May, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By



Date of Sale:


January 5, 2015

\* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

STATE OF NEW YORK  
NEW YORK COUNTY

Before the subscriber, duly commissioned, qualified and acting as Notary Public, in and for said State and County, personally appeared James J. Sullivan, Jr. and Homer Crawford known to me to be the individuals described by said names who executed the foregoing instrument, and to be the Vice President and Assistant Secretary of the St. Regis Paper Company, a corporation, and acknowledged and declared that they are Vice President and Assistant Secretary of said corporation, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed.

Given under my hand and official seal this 13th day of January, A.D., 1944.

  
JOHN J. BAKER  
Notary Public  
Qualified in the State of New York  
Exp. 12th Dec 1945  
Commission Expires March 22, 1946

RECORDED  
JAN 20 1944  
NEW YORK COUNTY

302401

195 State of Florida

Escambia County

Know All Men by These Presents that Willie Gray and Vallie Gray,  
husband and wife

for and in consideration of One dollar and other good and valuable consideration

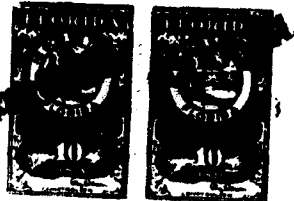
DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

Lavern Thomas

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

The West Eighty (80) feet of Lots One (1) and Two (2), and the  
West Eighty (80) feet of the South Nineteen (19) feet Of Lot  
Three (3), Block Three (3), West King Tract, City Of Pensacola,  
Escambia County, Florida, as per map of said City copyrighted  
by Thomas C. Watson 1906.



Oct 12 2 15 PM '61

128929

Together with all and singular the tenements, hereditaments and appurtenances thereto belong or in any-  
wise 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 encum-  
brance, and that our heirs, executors and administrators, the said grantee her 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 hand and seal this 11  
day of October A. D. 1961.

Signed, sealed and delivered in the presence of

Edgar M. Williams  
Alfred M. Williams

Willie Gray (SEAL)

Vallie Gray (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared Willie Gray

and Vallie Gray

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 she executed the same for the uses and purposes therein set  
forth.

Under my hand and official seal this 11 day of October 1961.

John Paul Jr.  
Notary Public  
My commission expires Jan 8, 1963

# 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: 1-5-2015

TAX ACCOUNT NO.: 15-0034-000

CERTIFICATE NO.: 2012-10590

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.

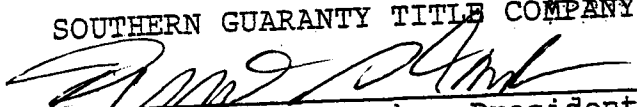
YES NO

- ☒ Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ Notify Escambia County, 190 Governmental Center, 32502
- ☒ Homestead for \_\_\_\_\_ tax year.

Beneficiaries and Heirs of the  
Estate of Luvern Thomas  
714 W. La Rua St.  
Pensacola, FL 32501

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 11630

October 13, 2014

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

1. Taxes for the year 2011-2013 delinquent. The assessed value is \$43,295.00. Tax ID 15-0034-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 11630

October 13, 2014

**West 80 feet of Lots 1 and 2, and of South 25 feet 6 inches of Lot 3, Block 3, Deed Book 562,  
page 211, West King Tract,**

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-056

## OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11630

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:

Estate of Luvern Thomas

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



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON January 5, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TR BLACKWELL LIVING TRUST** holder of Tax Certificate No. 10590, issued the 1st day of June, A.D., 2012 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**W 80 FT OF LTS 1 2 AND OF S 25 FT 6 IN OF LT 3 BLK 3 DB 562 P 211 WEST KING TRACT CA 105**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 150034000 (15-056)**

The assessment of the said property under the said certificate issued was in the name of

**LUVERN THOMAS EST OF**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Monday in the month of January, which is the 5th day of January 2015.

Dated this 4th day of December 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

### Personal Services:

**LUVERN THOMAS EST OF  
OR BENEFICIARIES AND HEIRS  
714 W LA RUA ST  
PENSACOLA, FL 32501**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

714 W LA RUA ST 32501



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 10590 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on December 4, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LUVERN THOMAS EST OF  
OR BENEFICIARIES AND HEIRS  
714 W LA RUA ST  
PENSACOLA, FL 32501

WITNESS my official seal this 4th day of December 2014.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

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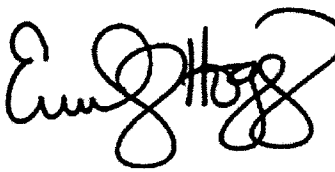
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714 W LA RUA ST  
PENSACOLA, FL 32501**

**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:   
Emily Hogg  
Deputy Clerk

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**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

2014 DEC -14 A 9:17

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

15-056

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV054976NON

**Agency Number:** 15-002357

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10590 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LUVERN THOMAS EST OF  
**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

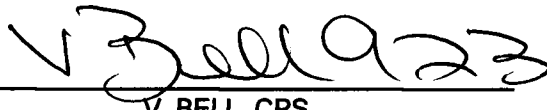
Non-Executed

Received this Writ on 12/4/2014 at 9:17 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LUVERN THOMAS EST OF OR BENEFICIARIES AND HEIRS , Writ was returned to court UNEXECUTED on 12/4/2014 for the following reason:

GIVEN ADDRESS IS A VACANT

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

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**Post Property:**

**714 W LA RUA ST 32501**



**PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA**

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2014 DEC -11 A 9:19



ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

15-056

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO14CIV054974NON

**Agency Number:** 15-002382

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 10590 2012

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** IN RE: LUVERN THOMAS EST OF  
**Defendant:**

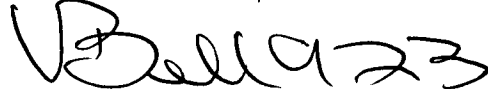
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 12/4/2014 at 9:19 AM and served same at 2:20 PM on 12/4/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



V. BELL, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

12/10590

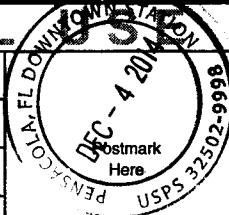
7009 2250 0003 8665 1268

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL**

Postage	\$ .49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To	LUVERN THOMAS EST OF [15-056]
Street, A or PO Box	OR BENEFICIARIES AND HEIRS
City, State	714 W LA RUA ST
	PENSACOLA, FL 3

12/10590

## SENDER: CO

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

LUVERN THOMAS EST OF [15-056]  
OR BENEFICIARIES AND HEIRS  
714 W LA RUA ST  
PENSACOLA, FL 3

## DELIVERY

## A. Signature

X

*Jimie Lewis*☐ Agent☐ Addressee

## B. Received by (Printed Name)

*Jimie Lewis*

## C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Certified Mail ☐ Express Mail  
☐ Registered ☐ Return Receipt for Merchandise  
☐ Insured Mail ☐ C.O.D.

## 4. Restricted Delivery? (Extra Fee)

☐ Yes

## 2. Article Number

(Transfer from service label)

7009 2250 0003 8665 1268

PS Form 3811, February 2004

Domestic Return Receipt

102505-02-M-1540