

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
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

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

**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,**

**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.

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.: 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

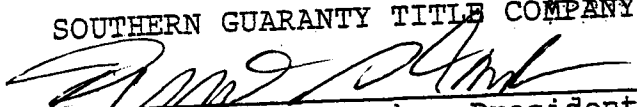
Notify Escambia County, 190 Governmental Center, 32502

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.

195 State of Florida

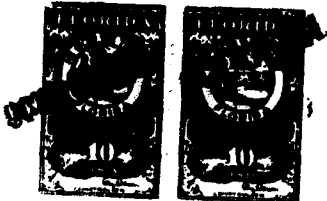
Escambia County

Knows 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 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 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.C. Williams
Alfred M.C. Williams

Willie Gray (SEAL)

Vallie Gray (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared Willie Gray

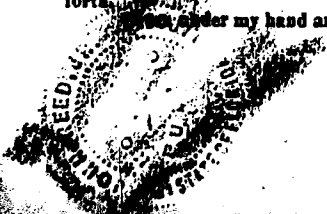
and Vallie Gray

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



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 John J. [illegible] and Homer [illegible] 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 [illegible] 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.

[Signature]
Notary Public
JOHN J. [illegible]
Notary Public for the State of New York
Qualified in [illegible]
Exp. [illegible]

302401
1944 JAN 13 9 00 AM '44
NEW YORK COUNTY

**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

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.



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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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

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:

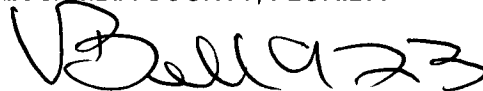
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

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

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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: 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

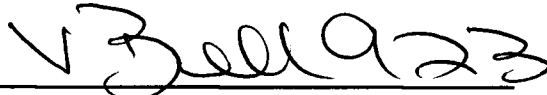
Non-Executed

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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Personal Services:

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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

2014 DEC -14 A 9:17

RECEIVED

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



By:
Emily Hogg
Deputy Clerk

12/10590

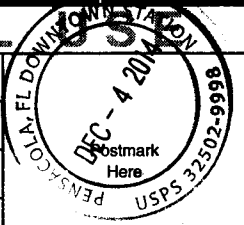
7009 2250 0003 8665 1268

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

For delivery information visit our website at www.usps.com

OFFICIAL RECEIPT

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 714 W LA RUA ST
City, Sta.	PENSACOLA, FL 3

PS Form 3849

12/10590

SENDER: CO	DELIVERY
<ul style="list-style-type: none"> ■ 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. 	<p>A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>Jimmie Lewis</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>Jimmie Lewis</i></p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">LUVERN THOMAS EST OF [15-056] OR BENEFICIARIES AND HEIRS 714 W LA RUA ST PENSACOLA, FL 3</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

2. Article Number 7009 2250 0003 8665 1268
(Transfer from service label)