



**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1900556

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
15-1854-000	2017/8619	06-01-2017	LTS 19 20 BLK 225 WEST KING TRACT OR 6638 P 1593 LESS CASE # 70-1443 STATE RD R/W FOR W ST CA 138

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, property information 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

05-28-2019  
Application Date

\_\_\_\_\_  
Applicant's signature



Chris Jones  
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Navigate Mode  Account  Reference →

[Printer Friendly Version](#)

General Information	
<b>Reference:</b>	000S009060019225
<b>Account:</b>	151854000
<b>Owners:</b>	WARREN THOMAS JR
<b>Mail:</b>	2604 W LLOYD ST PENSACOLA, FL 32505
<b>Situs:</b>	1109 N W ST 32505
<b>Use Code:</b>	VACANT COMMERCIAL-IMPRVD
<b>Taxing Authority:</b>	COUNTY MSTU
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$7,625	\$1,160	\$8,785	\$8,785
2017	\$7,625	\$1,160	\$8,785	\$8,785
2016	\$7,625	\$1,160	\$8,785	\$8,785

**Disclaimer**

**Tax Estimator**

➤ **[File for New Homestead Exemption Online](#)**

Sales Data						Official Records (New Window)
Sale Date	Book	Page	Value	Type		
09/23/2010	6638	1593	\$15,000	WD		<a href="#">View Instr</a>
12/1996	4082	1811	\$5,000	WD		<a href="#">View Instr</a>
12/1996	4082	1810	\$100	OT		<a href="#">View Instr</a>
01/1968	398	355	\$3,000	WD		<a href="#">View Instr</a>
01/1966	287	369	\$5,000	WD		<a href="#">View Instr</a>

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions
None

Legal Description
LTS 19 20 BLK 225 WEST KING TRACT OR 6638 P 1593 LESS CASE # 70-1443 STATE RD R/W FOR W ST CA 138

Extra Features
CHAINLINK FENCE

**Parcel Information**

**Section Map Id:**  
CA138

**Approx. Acreage:**  
0.1611

**Zoned:**   
HC/LI

**Evacuation & Flood Information**  
[Open Report](#)

View Florida Department of Environmental Protection (DEP) Data

[Launch Interactive Map](#)

**Buildings**

Images

None

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE BLACKWELL TTEE/BLACKWELL LIVING TRUST** holder of **Tax Certificate No. 08619**, issued the **1st day of June, A.D., 2017** 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:

**LTS 19 20 BLK 225 WEST KING TRACT OR 6638 P 1593 LESS CASE # 70-1443 STATE RD R/W FOR W ST CA 138**

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

**TAX ACCOUNT NUMBER 151854000 (20-292)**

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

**THOMAS WARREN JR**

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 June, which is the **1st day of June 2020**.

Dated this 20th day of June 2019.

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

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8117, Page 84, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08619, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 151854000 (20-292)

DESCRIPTION OF PROPERTY:

LTS 19 20 BLK 225 WEST KING TRACT OR 6638 P 1593 LESS CASE # 70-1443 STATE RD R/W  
FOR W ST CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: THOMAS WARREN JR

Dated this 19th day of November 2019.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**Tax Deed - Redemption Calculator**

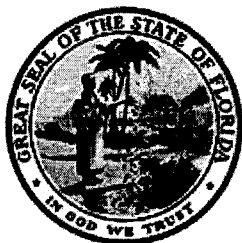
**Account: 151854000 Certificate Number: 008619 of 2017**

Redemption	<input type="text" value="No"/>	Application Date	<input type="text" value="05/28/2019"/>	Interest Rate	<input type="text" value="18%"/>
		Final Redemption Payment ESTIMATED		Redemption Overpayment ACTUAL	
		Auction Date	<input type="text" value="06/01/2020"/>	Redemption Date	<input type="text" value="11/19/2019"/>
Months	13			6	
Tax Collector	<input type="text" value="\$987.15"/>			<input type="text" value="\$987.15"/>	
Tax Collector Interest	\$192.49			\$88.84	
Tax Collector Fee	<input type="text" value="\$6.25"/>			<input type="text" value="\$6.25"/>	
Total Tax Collector	\$1,185.89			\$1,082.24	T.C.
Record TDA Notice	<input type="text" value="\$17.00"/>			<input type="text" value="\$17.00"/>	
Clerk Fee	<input type="text" value="\$130.00"/>			<input type="text" value="\$130.00"/>	
Sheriff Fee	<input type="text" value="\$120.00"/>			<input type="text" value="\$120.00"/>	
Legal Advertisement	<input type="text" value="\$200.00"/>			<input type="text" value="\$200.00"/>	
App. Fee Interest	\$91.07			\$42.03	
Total Clerk	\$558.07			\$509.03	C.H.
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>			<input type="text" value="\$10.00"/>	
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>			<input type="text" value="\$7.00"/>	
Postage	<input type="text" value="\$60.00"/>			<input type="text" value="\$0.00"/>	
Researcher Copies	<input type="text" value="\$40.00"/>			<input type="text" value="\$0.00"/>	
Total Redemption Amount	\$1,860.96			\$1,608.27	
				- 120-200	
		Repayment Overpayment Refund Amount		\$252.69	\$1,288.27
Book/Page	<input type="text" value="8117"/>			<input type="text" value="84"/>	

Notes

20-292

**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: 151854000 Certificate Number: 008619 of 2017**

**Payor: SERGIO E MARTINEZ 4322 BRIDGEDALE RD PENSACOLA, FL 32505      Date  
 11/19/2019**

Clerk's Check #	1	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$1,185.89
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<u>\$1,820.96</u>
			<b>\$1,288.27</b>

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *[Signature]*  
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 PROBATE  
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**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

**Case # 2017 TD 008619  
 Redeemed Date 11/19/2019**

**Name SERGIO E MARTINEZ 4322 BRIDGEDALE RD PENSACOLA, FL 32505**

Clerk's Total = TAXDEED	<del>\$558.07</del>	
Due Tax Collector = TAXDEED	<del>\$1,185.89</del>	> \$ 1,271.27
Postage = TD2	<del>\$60.00</del>	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

<b>Date</b>	<b>Docket</b>	<b>Desc</b>	<b>Amount Owed</b>	<b>Amount Due</b>	<b>Payee Name</b>
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-292

Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 15821

March 11, 2020

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 03-11-2000, through 03-11-2020, and said search reveals the following:

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

Thomas Warren, Jr.

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: 

March 11, 2020

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 15821

March 11 2020

Lots 19 and 20 in block 225, west King Tract, lying outside the corporate limits of the city of Pensacola, Escambia county, Florida according to map of said city copy righted by Thomas C. Watson in the year 1906. Less and Except road right of way.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 15821

March 11, 2020

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

1. That certain mortgage executed by Thomas Warren, Jr. in favor of Odest Ard and Naomi Ard dated 09/23/2010 and recorded 09/23/2010 in Official Records Book 6638, page 1594 of the public records of Escambia County, Florida, in the original amount of \$15,000.00.
2. All Taxes Paid. The assessed value is \$8,785.00. Tax ID 15-1854-000.

**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

Scott Lunsford  
Escambia County Tax Collector  
P.O. Box 1312  
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: June 1, 2020

TAX ACCOUNT NO.: 15-1854-000

CERTIFICATE NO.: 2017-8619

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.

Thomas Warren, Jr.  
2604 W. Lloyd St.  
Pensacola, FL 32505  
and  
1109 North W St.  
Pensacola, FL 32505

Odest and Naomi Ard  
7792 Templeton Rd.  
Pensacola, FL 32506

Certified and delivered to Escambia County Tax Collector,  
this 11th day of March, 2020.

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.

WARRANTY DEED

THIS WARRANTY DEED Made the 23rd day of September, 2010 by

Odest and Naomi Ard

hereinafter called the grantor, to

Thomas Warren Jr.

whose address is: 2604 W. Lloyd Street, Pensacola, FL 32505

hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$10 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, viz;

Lots 19 and 20 in block 225, West King Tract, lying outside the corporate limits of the  
city of Pensacola, Escambia County, Florida, According to map of said city copy righted  
by Thomas C. Watson in the year 1906. Less and except road right of way.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging  
or in anywise 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 all lawful claims of all persons whomsoever; and that said land is  
free of all encumbrances, except taxes accruing subsequent to Dec. 31, 2009

IN WITNESS WHEREOF the said grantor has signed and sealed these presents the day  
and year first above written.

Signed, sealed and delivered in our presence:

*James F. Kehoe*  
\_\_\_\_\_  
JAMES F. KEHOE  
*Mary Jean Kehoe*  
\_\_\_\_\_  
MARY JEAN KEHOE

*Odest Ard*  
\_\_\_\_\_  
Odest Ard (personally known)

*Naomi Ard*  
\_\_\_\_\_  
Naomi Ard (personally known)

space below for recorder's use

PREPARED BY:  
JAMES F. KEHOE  
200 PENSACOLA BEACH RD. L-7  
GULF BREEZE FL 32561



*Mary Jean Kehoe*

RECORDED AS RECEIVED

**MORTGAGE**  
(purchase money)

State of Florida  
County of Escambia

BY THIS MORTGAGE, Thomas Warren Jr., whose address is 2604 W.Lloyd St.,  
Pensacola, FL 32505

herein called Mortgager, in consideration of the aggregate sum of money named in the  
promissory note of date even herewith, hereinafter described mortgages, and by these  
presents does grant, bargain, sell, remise, convey and set over to Odest and Naomi Ard,  
whose address is 7792 Templeton Road, Pensacola, FL 32506

hereinafter called Mortgagee, the following described real property in Escambia County,  
Florida. to wit:

Lots 19 and 20 in block 225, west King Tract, lying outside the corporate limits of the  
city of Pensacola, Escambia county, Florida according to map of said city copy righted by  
Thomas C. Watson in the year 1906. Less and Except road right of way.

With any easements appurtenant to it, improvements now or hereafter on it, fixtures  
attached to it, and any reversion, remainder, rents and profits of it as security for payment  
of the promissory note described as follows: One (1) promissory note of date even  
herewith for the sum of FIFTEEN THOUSAND (\$15,000.00) DOLLARS payable per  
the terms thereof. This is a purchase money mortgage, and MORTGAGER  
COVENANTS, as follows:

1) GENERAL COVENANTS:

A) Mortgagor is in possession and seized of the property in fee simple with full power  
and lawful right to mortgage it; the property is free from all liens and encumbrances not  
stated in this mortgage; Mortgagor warrants the title to the property and will defend it  
against the lawful claims of all persons.

5) PURCHASE MONEY: This is a purchase money mortgage given as security for not given even date herewith for money actually used for the acquisition of the property described herein.

6) NOTICE: Unless otherwise specifically required by law, any notice required, or given at Mortgagee's option, shall be effective as of the date posted in U.S. regular mail addressed to the property address, or the above-stated address of the Mortgagor

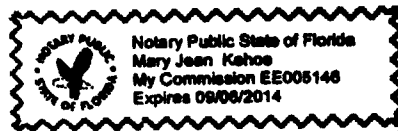
IN WITNESS WHEREOF, the said Mortgagors have hereunto set their hands and seals this 23<sup>rd</sup> day of Sept. 2010.

Thomas Warren Jr. (Personally Known)  
Thomas Warren Jr.

Thomas Warren Sr. (Personally Known)  
Thomas Warren Sr.

RECORDED AS RECEIVED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA



NOTARY SEAL

Mary Jean Kehoe