## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

512 R. 12/16

Application Number: 1900556

To: Tax Collector of	ESCAMBIA COUNTY	_, Florida	
723 OVERBROOK DRIV FORT WALTON BEACH	, FL 32547,		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
<ul> <li>redeem all out</li> <li>pay all delinquished</li> <li>pay all Tax Construction</li> <li>Sheriff's costs</li> </ul>	if applicable. certificate on which this applicate.	rerest covering the	•
723 OVERBROOK DF FORT WALTON BEAC	TTEE/BLACKWELL LIVING TF RIVE	RUST	<u>05-28-2019</u> Application Date

20-292

### **Tax Collector's Certification**

CTY-513

**Tax Deed Application Number** 1900556

Date of Tax Deed Application May 28, 2019

**Total Amount Paid** 

This is to certify that **BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST**, holder of **Tax Sale Certificate Number 2017 / 8619**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **15-1854-000** 

Cert Holder:

BLACKWELL EDDIE TTEE/BLACKWELL LIVING TRUST 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547

Amounts Certified by Tax Collector (Lines 1-7):

Property Owner:

WARREN THOMAS JR 2604 W LLOYD ST PENSACOLA, FL 32505

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

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/8619	15-1854-000	06/01/2017	186.96	49.54	236.50

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/8792	15-1854-000	06/01/2018	184.59	6.25	12.46	203.30

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	439.80
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	172.35
4. Property Information Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	987.15
Amounts Certified by Clerk of Court (Lines 8-15):	Total Amount Paid
8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
<ol> <li>Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes</li> </ol>	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)	
18. Redemption Fee	6.25
19. Total Amount to Redeem	

Done this the 31st day of May, 2019 Scott Lunsford, Tax Collector of Escambia Coupty

Date of Sale:

1st June 2020

y Shirley Tich, CFCH Senior Deputy Tax Collector

<sup>\*</sup>This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 15-1854-000 2017



# Chris Jones **Escambia County Property Appraiser**

Real Estate Search Tangible Property Search

**Back** 

Printer Friendly Version

**General Information** 000S009060019225 Reference: 151854000

Account: Owners:

WARREN THOMAS JR

Mail:

2604 W LLOYD ST PENSACOLA, FL 32505

Situs:

1109 N W ST 32505

Use Code:

VACANT COMMERCIAL-IMPRVD 🔑

Taxing

COUNTY MSTU **Authority:** 

Tax Inquiry: Open Tax Inquiry Window

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					
	Sale Date	Book	Page	Value	Туре	Official Records (New Window)
	09/23/2010	6638	1593	\$15,000	WD	<u>View Instr</u>
	12/1996	4082	1811	\$5,000	WD	View Instr
	12/1996	4082	1810	\$100	OT	View Instr
	01/1968	398	355	\$3,000	WD	View Instr
	01/1966	287	369	\$5,000	WD	View Instr
	Official Reco	rds In	auiry c	ourtesy o	nf Pam	Childers

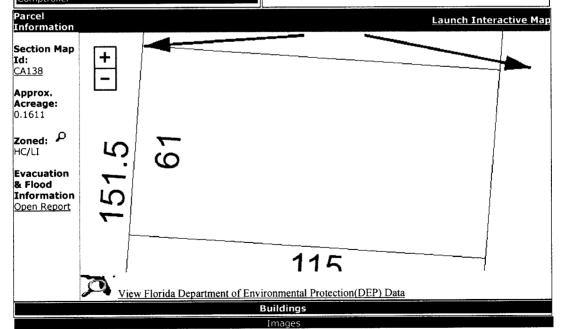
Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions

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



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.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2019054653 6/21/2019 2:19 PM OFF REC BK: 8117 PG: 84 Doc Type: TDN

## 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.

COMP ROLL

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 INST# 2019101526 11/19/2019 3:24 PM OFF REC BK: 8201 PG: 1268 Doc Type: RTD

# 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.

COMPTICULAR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

#### **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

## Case # 2017 TD 008619

Redeemed Date 11/19/2019

Name SERGIO E MARTINEZ 4322 BRIDGEDALE RD PENSACOLA, FL 32505

Clerk's Total = TAXDEED

Due Tax Collector = TAXDEED

Postage = TD2

ResearcherCopies = TD6

Release TDA Notice (Recording) = RECORD2

Release TDA Notice (Prep Fee) = TD4

\$558.07

\$1,185.89

\$60.00

\$10.00

\$10.00

\$7.00

• For Office Use Only

Date Docket Desc Amount Owed Amount Due Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

### 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

Prep Fee \$7.00
Total Received \$1,820.96

PAM CHILDERS
Clerk of the Circuit Court

Received By:

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502 (850) 595-3793 • FAX (850) 595-4827 • http://www.clerk.co.escambia.fl.us

Search Property Redeem Forms Courtview Benchmark



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

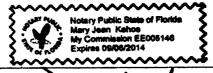
Tax Deed - Redemption Calculator
Account: 151854000 Certificate Number: 008619 of 2017

Redemption	No 🗸	Application Date	05/28/2019	Interest Rate	18%
		Final Redemption Pay	ment ESTIMATED	Redemption Over	payment ACTUAL
		Auction Date 06/01/2	2020	Redemption Date	
Months		13		6	11/13/2013
Tax Collector		\$987.15		\$987.15	
Tax Collector Interes	st	\$192.49		\$88.84	
Tax Collector Fee		\$6.25		\$6.25	
Total Tax Collector		\$1,185.89		\$1,082.24	T.C.
Record TDA Notice		\$17.00		\$17.00	
Clerk Fee		\$130.00		\$130.00	
Sheriff Fee		\$120.00		\$120.00	
Legal Advertisement		\$200.00		\$200.00	
App. Fee Interest		\$91.07		\$42.03	
Total Clerk		\$558.07		\$509.03	C.H.
Release TDA Notice (	(Recording)	\$10.00		\$10.00	
Release TDA Notice (	Prep Fee)	\$7.00		\$7.00	
Postage		\$60.00		\$0.00	
Researcher Copies		\$40.00		\$0.00	
Total Redemption Am	ount	\$1,860.96	J	\$1,608.27 - 12.0-2.0	 ∞
		Repayment Overpayme	ent Refund Amount	\$252.69	\$1,288.27
Book/Page		8117		84	

- 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 this 23 day of 5 2010.	d seals
this 23 of day of Sept. 2010.  Thomas Warren Jr.  Thomas Warren Jr.	mally (Known)
Thomas Warren Sr.	Personally Know
RECORDED AS REC	EIVED

STATE OF FLORIDA COUNTY OF ESCAMBIA



**NOTARY SEAL** 

Recorded in Public Records 09/23/2010 at 01:20 PM OR Book 6638 Page 1594, Prinstrument #2010062423, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$27.00 MTG Stamps \$52.50 Int. Tax \$30.00

# 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 rilght 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.

Recorded in Public Records 09/23/2010 at 01:20 PM OR Book 6638 Page 1593, Instrument #2010062422, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$105.00

### 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 lin 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:

Naomi Ard

space below for recorder's use

PREPARED BY!

JAMES F' KEHOE

200 PENSACOLA BEACH PD. 1-7 GULF BREEZE FL 32561

RECORDED AS RECEIVED

## 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 June 1, 2020 TAX DEED SALE DATE: 15-1854-000 TAX ACCOUNT NO.: 2017-8619 CERTIFICATE NO.: 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 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.

# 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.

# 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.

# Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437

Redonal

# 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:

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

Thomas Warren, Jr.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report 3. 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

March 11, 2020