

20-292

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900556

Date of Tax Deed Application
May 28, 2019

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

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

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

Total Amount Paid

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.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes	
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 County

Date of Sale: **1st June 2020**

By *Shirley Rich, CFEA*
Senior Deputy Tax Collector

*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

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

Reference: 000S009060019225
Account: 151854000
Owners: WARREN THOMAS JR
Mail: 2604 W LLOYD ST
 PENSACOLA, FL 32505
Situs: 1109 N W ST 32505
Use Code: VACANT COMMERCIAL-IMPRVD
Taxing Authority: COUNTY MSTU
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	Type	Official Records (New Window)
09/23/2010	6638	1593	\$15,000	WD	View Instr
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 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

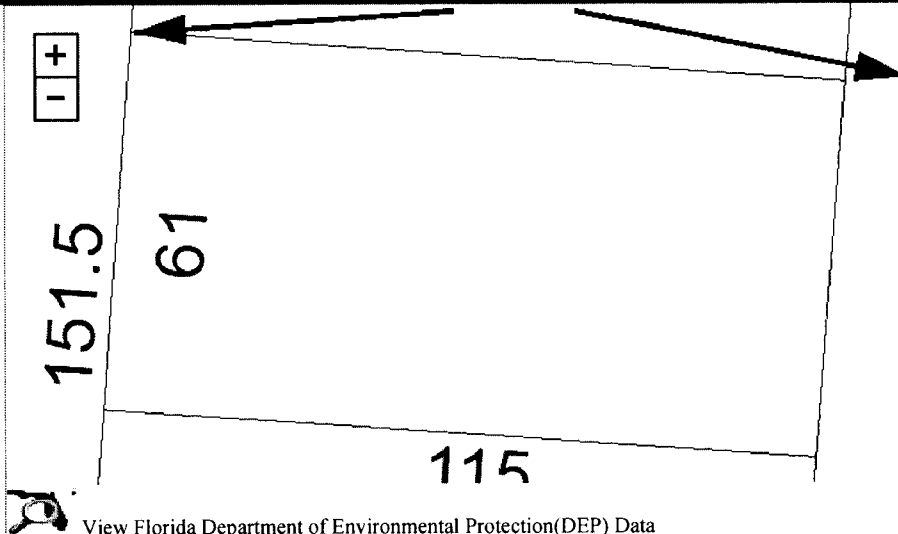
[Launch Interactive Map](#)

Section Map Id:
 CA138

Approx. Acreage:
 0.1611

Zoned:
 HC/LI

Evacuation & Flood Information
[Open Report](#)



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>
			\$1,288.27

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: *Hilma Coppage*
Deputy Clerk

**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>**

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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 JURY ASSEMBLY
 JUVENILE
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 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	\$558.07	
Due Tax Collector = TAXDEED	\$1,185.89	> \$1,271.27
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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

Naomi Ard
Naomi Ard

(personally known)

(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 23rd day of Sept. 2010.

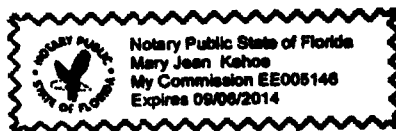
Thomas Warren Jr. (Personally Known)
Thomas Warren Jr.

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

RECORDED AS RECEIVED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOTARY SEAL



Mary Jean Kehoe