

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1600019

**Date of Tax Deed Application**  
Mar 31, 2016

This is to certify that **BREWTON, PRESTON PB AND ASSOCIATES**, holder of **Tax Sale Certificate Number 2013 / 8615**, Issued the 1st Day of June, 2013 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-1195-110**

Cert Holder:  
**BREWTON, PRESTON  
PB AND ASSOCIATES  
14855 VAN DYKE ROAD  
UNIT 1200  
PLAINFIELD, IL 60544**

Property Owner:  
**ARD LINDA EST OF  
PO BOX 444  
CANTONMENT, FL 32533-0444**

BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE RD & W LI OF  
NE1/4 OF SW1/4 ELY ALG CENTER LI 747 FT FORFull legal  
attached.

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
2013/8615	12-1195-110	06-01-2013	166.72	8.34	175.06
2015/8257	12-1195-110	06-01-2015	198.99	0	198.99
2014/7843	12-1195-110	06-01-2014	147.59	7.38	154.97

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
/						

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

## Total Amount Paid

529.02
0.00
185.25
200.00
175.00
1,089.27

## Amounts Certified by Clerk of Court (Lines 8-15):

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,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

## Total Amount Paid

6.25

Done this the 5th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: June 16, 2016

By

Jenna Stewart

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
12-1195-110 2013

BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE RD & W LI OF NE1/4 OF SW1/4 ELY ALG CENTER LI 747 FT FOR POB CONT ELY ALG  
CENTER LI 210 FT S 163 FT W 210 FT N 210 FT TO POB OR 1589 P 310

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

BREWTON, PRESTON  
PB AND ASSOCIATES  
14855 VAN DYKE ROAD  
UNIT 1200  
PLAINFIELD, IL 60544

, holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Date	Legal Description
2013/ 8615	06-01-2013	BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE RD & W LI OF NE1/4 OF SW1/4 ELY ALG CENTER LI 747 FT FOR POB CONT ELY ALG CENTER LI 210 FT S 163 FT W 210 FT N 210 FT TO POB OR 1589 P 310

I agree to pay all delinquent taxes, redeem all outstanding tax 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 report 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.

Electronic signature on file

Applicant's Signature

03-31-2016

Date



# Chris Jones Escambia County Property Appraiser

Real Estate  
Search

Tangible Property  
Search

Sale  
List

Amendment 1/Portability  
Calculations

[Back](#)

← Navigate Mode Account Reference →

[Printer Friendly Version](#)

## General Information

**Reference:** 074N313101001001  
**Account:** 121195110  
**Owners:** ARD LINDA EST OF  
**Mail:** C/O TROY BRYON ARD  
PO BOX 444  
CANTONMENT, FL 32533-0444  
**Situs:** 1875 LAMBERT BRIDGE RD 32568  
**Use Code:** MOBILE HOME   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
Tax Inquiry link courtesy of Janet Holley  
Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$3,548	\$2,207	\$5,755	\$5,755
2014	\$3,548	\$2,077	\$5,625	\$5,625
2013	\$3,548	\$1,974	\$5,522	\$5,221

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

## Sales Data

**Sale Date Book Page Value Type Official Records (New Window)**  
06/1981 1589 310 \$100 WD [View Instr](#)  
Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and  
Comptroller

## 2015 Certified Roll Exemptions

### Legal Description

BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE  
RD & W LI OF NE1/4 OF SW1/4 ELY ALG CENTER LI  
747 FT FOR POB...

### Extra Features

CARPORT  
FRAME BUILDING

## Parcel Information

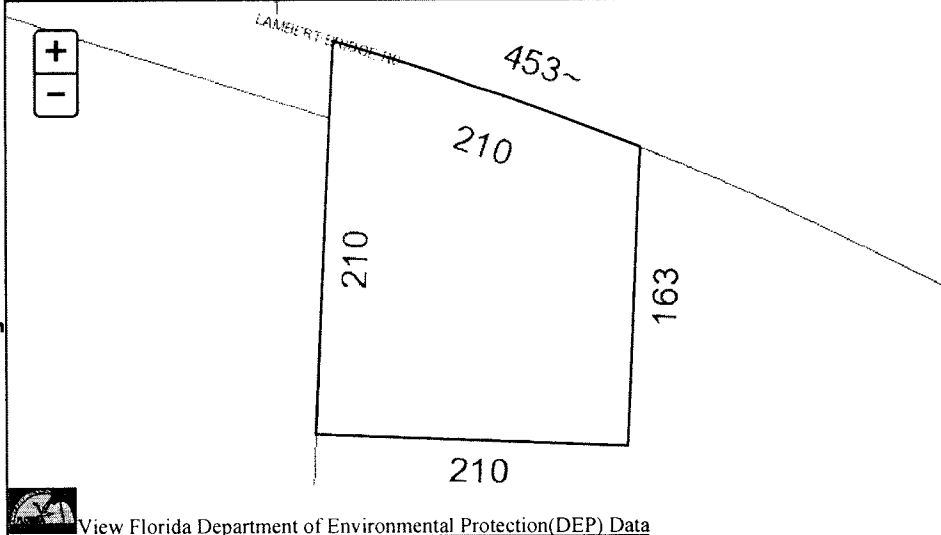
[Launch Interactive Map](#)

**Section Map Id:**  
07-4N-31

**Approx. Acreage:**  
0.8300

**Zoned:**   
Agr

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



[View Florida Department of Environmental Protection \(DEP\) Data](#)


## Buildings

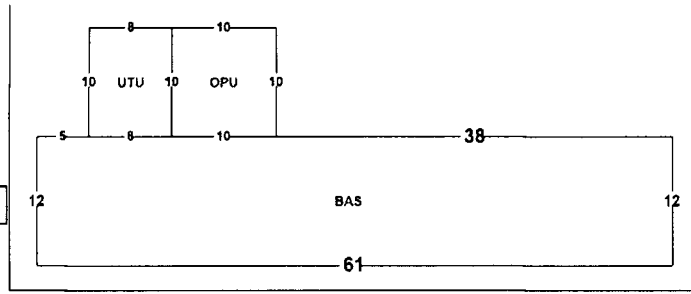
Address: 1875 LAMBERT BRIDGE RD, Year Built: 1972, Effective Year: 1972

### Structural Elements

**DWELLING UNITS-1**  
**MH EXTERIOR WALL-VINYL/METAL**  
**MH FLOOR FINISH-CARPET**  
**MH FLOOR SYSTEM-TYPICAL**  
**MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE**  
**MH INTERIOR FINISH-PANEL**

PLYWOOD  
MH MILLWORK-TYPICAL  
MH ROOF COVER-METAL  
MH ROOF FRAMING-FLAT/SHED  
MH STRUCTURAL FRAME-TYPICAL  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
STORY HEIGHT-0

 Areas - 912 Total SF  
BASE AREA - 732  
OPEN PORCH UNF - 100  
UTILITY UNF - 80



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.

Last Updated:04/04/2016 (tc.5329)

16-061

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 12512

April 5, 2016

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 04-05-1996, through 04-05-2016, and said search reveals the following:

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

Estate of Linda Ard AKA Linda G. Ard

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

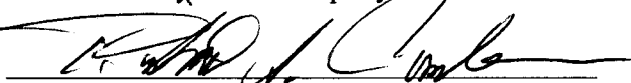
4. Taxes:

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: 

April 5, 2016

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 12512

April 5, 2016

**074N313101001001 - Full Legal Description**

BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE RD & W LI OF NE1/4 OF SW1/4 ELY ALG CENTER LI 747  
FT FOR POB CONT ELY ALG CENTER LI 210 FT S 163 FT W 210 FT N 210 FT TO POB OR 1589 P 310

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 12512

April 5, 2016

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

1. MSBU Lien filed by Escambia County recorded in O.R. Book 4321, page 1799, and O.R. Book 4470, page 541.
2. Taxes for the year 2012-2015 delinquent. The assessed value is \$5,755.00. Tax ID 12-1195-110.

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: 6-6-2016

TAX ACCOUNT NO.: 12-1195-110

CERTIFICATE NO.: 2013-8615

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  
221 Palafox Place, 4th Floor/  
X Notify Escambia County, 190 Governmental Center, 32502  
X Homestead for \_\_\_\_\_ tax year.

Beneficiaries and Heirs of the  
Estate of Linda Ard aka Linda G. Ard  
c/o Troy Bryon Ard  
P.O. Box 444  
Cantonment, FL 32533  
and  
1875 Lambert Bridge Rd.  
McDavid, FL 32568

Certified and delivered to Escambia County Tax Collector,  
this 5th day of April, 2016.

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.

4-22  
4-23  
4-25  
State of Florida

Escambia County

## WARRANTY DEED

Know All Men by These Presents: That we, Leslie Morris and wife,  
Dorothy Morris

for and in consideration of Ten Dollars and other valuable considerations -----  
DOLLARS

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

Linda Ard

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

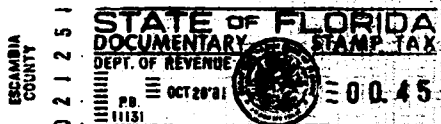
Commencing at the intersection of the center line of Lambert Bridge Road and the West line of the Northeast 1/4 of Southwest 1/4, Section 7, Township 4 N. Range 21W., Escambia County, Florida. Thence run Easterly along said center line 747 feet, to Point of beginning. Thence Continue Easterly along said center line 210 feet, thence run South 163 feet, thence run West 210 feet, thence run North 210 feet to Point of beginning, containing one acre more or less.

110595

FILED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY

OCT 28 11 57 AM '81

IN BOOK  
JOEA FLOYD, CLERK  
ESCAMBIA COUNTY



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 s and seal s this 23RD  
day of JUNE A. D. 19 81

Signed, sealed and delivered in the presence of

Frances G. Brown

Shelia M. Henry

Dorothy Morris (SEAL)

Julius Morris (SEAL)

(SEAL)

(SEAL)

(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared Leslie Morris

, and Dorothy Morris

his wife, known to me, and known to me to be the individual s described by said name s in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 23RD day of JUNE 19 81

Frances G. Brown

Notary Public

My commission expires

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APR. 28 1982  
BONDED THRU GENERAL INS. UNDERWRITERS

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 08615 of 2013**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 5, 2016, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LINDA ARD EST OF PO BOX 444 CANTONMENT FL 32533-0444	LINDA G ARD C/O TROY BRYON ARD PO BOX 444 CANTONMENT FL 32533
LINDA G ARD 1875 LAMBERT BRIDGE RD MCDAVID FL 32568	ESCAMBIA COUNTY OFFICE OF COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502

WITNESS my official seal this 5th day of May 2016.



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 June 6, 2016, 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 **PRESTON BREWTON PB AND ASSOCIATES** holder of **Tax Certificate No. 08615**, issued the 1st day of **June, A.D., 2013** 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:

**BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE RD & W LI OF NE1/4 OF SW1/4 ELY  
ALG CENTER LI 747 FT FOR POB CONT ELY ALG CENTER LI 210 FT S 163 FT W 210 FT N  
210 FT TO POB OR 1589 P 310**

**SECTION 07, TOWNSHIP 4 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121195110 (16-061)**

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

**LINDA ARD 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 June, which is the **6th day of June 2016**.

Dated this 5th day of May 2016.

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:

**1875 LAMBERT BRIDGE RD 32568**



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

By:  
Emily Hogg  
Deputy Clerk

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

**CERTIFIED MAIL™**



9171 9690 0935 0128 0774 17

NEOPOST

05/05/2016

**US POSTAGE \$005 115**



ZIP 32502

041M11272965

5/6

LINDA ARD EST OF [16-061]

PO BOX 444

CANTONMENT FL 32:

NIXIE

322 DE 1

0005/08/16

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

SC: 3250258333

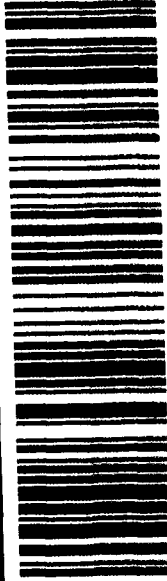
\*2087-03803-05-44

32502 05833

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0128 0774 24

NEOPOST

05/05/2016

**US POSTAGE \$005 115**



ZIP 32502

041M11272965

5/6

LINDA G ARD [16-061]

C/O TROY BRYON ARD

PO BOX 444

CANTONMENT FL 32532

NIXIE

322 DE 1

0005/08/16

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

SC: 3250258333

\*2087-03804-05-44

32502 05833

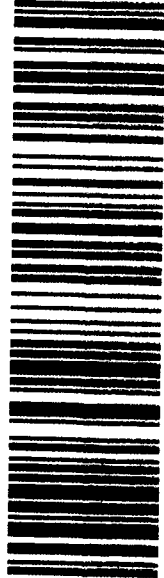
**CERTIFIED MAIL™**

13/8615

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



**CERTIFIED MAIL™**



9171 9690 0935 0128 0774 31

NEOPOST FIRST CLASS MAIL

05/05/2016

**US POSTAGE \$005 115**



ZIP 32502  
041M11272965

LINDA G ARD [16-061]  
1875 LAMBERT BRIDGE RD  
MCDAVID FL 32568

*Handwritten:* KY / 5-6-16 5:11 PM

NIXIE

322 DE 1

0006/02/16

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 3250258335 \*2087-03805-05-44

2250205833

*Redeemed  
13/8615*

# TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 16-061

Tax Certificate No.: 2013 TD 08615

Titleholder: Est of Linda Ard  
Faye, Morris

☒ Individual

☐ Company

Address from certification: PO Box 444 Cantonment FL 32533

Same as deed? ☐ Yes ☒ No. If no, address(es) on deed: Can't read address on deed

Deed OR Book 1589 Page 319

Alternate addresses:

June 1981

• Address: c/o Troy Bryon Ard  
PO Box 444  
Cantonment FL 32533

• Address: 1875 Lambert Bridge Rd  
McDavid FL 32568

Source: O/E

Source: O/E

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>5/25/16</u>	<u>gn</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>5/25/16</u>	<u>gn</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>5/25/16</u>	<u>gn</u>	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records			<input type="checkbox"/> no new address
Florida corporate record's search			<input type="checkbox"/> no new address
Escambia Official Records search	<u>5/25/16</u>	<u>gn</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>5/25/16</u>	<u>gn</u>	<input checked="" type="checkbox"/> no new address
Google search	<u>5/25/16</u>	<u>gn</u>	<input checked="" type="checkbox"/> no new address

Additional notes:

Granddaughter Sydney Shay Ard DOB 9/16/90 2015 DR 0339 - confidential address  
Troy Bryon Ard is deceased. DOB 12/20/14. Sydney is his daughter.

Linda had custody of Sydney.

① Sydney Ard, 4405 Pine Villa Circle, Milton, FL 32571

AND 4501 E Johnson Ave. #712, Pensacola, FL 32514

Document all searches and attached copies of potential addresses

Rev. 03/17/15



LINDA ARD EST OF [16-061]  
PO BOX 444  
CANTONMENT FL 32533-0444

9171 9690 0935 0128 0774 17

*Returned  
vacant*

LINDA G ARD [16-061]  
1875 LAMBERT BRIDGE RD  
MCDAVID FL 32568

9171 9690 0935 0128 0774 31

LINDA G ARD [16-061]  
C/O TROY BRYON ARD  
PO BOX 444  
CANTONMENT FL 32533

9171 9690 0935 0128 0774 24

*Returned  
vacant*

ESCAMBIA COUNTY [16-061]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 0774 48

*✓ Signed for*

② 61.00  
333.55  
140.49

15-406

When recorded, return to:  
Fidelity Bank  
Attn: Final Document Department  
5643 Corporate Blvd 2nd Floor  
Baton Rouge, LA 70808

This document was prepared by:  
Fidelity Bank  
4000 S. Sherwood Forest Blvd, Suite 202  
Baton Rouge, LA 70816  
985-951-8479

LOAN #: 15043194

[Space Above This Line For Recording Data]

State of Florida

## MORTGAGE

FHA Case No.

091-5901711-703

MIN: 1008499-9914020335-3

MERS PHONE #: 1-888-679-6377

THIS MORTGAGE ("Security Instrument") is given on **August 17, 2015**.  
**SYDNEY SHAY ARD, UNMARRIED AND JEREMIAH DAVID GABLE, UNMARRIED**

The Mortgagor is

whose address is **4501 E Johnson Ave #712, Pensacola, FL 32514**

("Borrower").  
"MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, Michigan 48501-2026, tel. (888) 679-MERS.  
**Fidelity Bank, a Savings Bank**

("Lender") is organized and  
existing under the laws of **Louisiana**,  
and has an address of **830 W. Causeway Approach, Suite 1100, Mandeville, LA 70471**.

Borrower owes Lender the principal sum of **NINETY FIVE THOUSAND TWO HUNDRED FORTY THREE AND NO/100** ..... Dollars (U.S. **\$95,243.00** ).  
This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **September 1, 2045**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and



13/08615

Sydney Ard 16-061  
4501 E Johnson Ave #712  
Pensacola, FL 32514

9171 9690 0935 0128 0777 90

Sydney Ard 16-061  
4405 Pine Villa Cir  
Milton, FL 32571

9171 9690 0935 0128 0777 83

New addresses

LOAN #: 15043194

convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in **Santa Rosa** County, Florida:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".**

which has the address of **4405 Pine Villa Circle, Milton,**

[Street, City],

Florida **32571** ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

**UNIFORM COVENANTS.**

**1. Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

**2. Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 12 CFR Part 1024, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

**3. Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

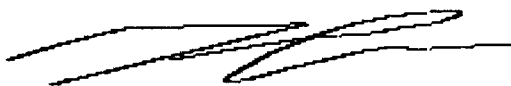
Third, to interest due under the Note;



<b>Meter:</b>	11272965	<b>Mailing Date:</b>	05/26/16 02:21 PM
<b>Tracking Number:</b>	9171969009350128077790	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32514
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.465	<b>State:</b>	FL

Proof of Delivery

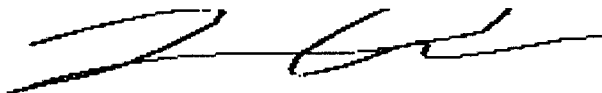
4405 PINE VILLA  
E



<b>Meter:</b>	11272965	<b>Mailing Date:</b>	05/26/16 02:24 PM
<b>Tracking Number:</b>	9171969009350128077783	<b>Sender:</b>	OR
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32571
<b>Service:</b>	ERR	<b>City:</b>	PACE
<b>Value</b>	\$0.465	<b>State:</b>	FL

Proof of Delivery

4405 PINEVIEW  
CIRCLE



LINDA ARD EST OF [16-061]  
PO BOX 444  
CANTONMENT FL 32533-0444

9171 9690 0935 0128 0774 17

Returned  
vacant

LINDA G ARD [16-061]  
1875 LAMBERT BRIDGE RD  
MCDAVID FL 32568

9171 9690 0935 0128 0774 31

LINDA G ARD [16-061]  
C/O TROY BRYON ARD  
PO BOX 444  
CANTONMENT FL 32533

9171 9690 0935 0128 0774 24

Returned  
vacant

ESCAMBIA COUNTY [16-061]  
OFFICE OF COUNTY ATTORNEY  
221 PALAFOX PLACE STE 430  
PENSACOLA FL 32502

9171 9690 0935 0128 0774 48

✓ Signed For

<b>Tracking Number:</b>	9171909009330120077440	<b>Sender:</b>	OK
<b>Current Status:</b>	OK : Delivered	<b>Recipient:</b>	
<b>Class of Mail</b>	FC	<b>Zip Code:</b>	32502
<b>Service:</b>	ERR	<b>City:</b>	PENSACOLA
<b>Value</b>	\$0.465	<b>State:</b>	FL

Proof of Delivery

C. Jones

221 PALAFOX PL

#### Status Details

▼ Status Date

Status

Fri, 05/06/16, 10:20:00 AM	OK : Delivered
Fri, 05/06/16, 08:03:00 AM	Out for Delivery
Fri, 05/06/16, 07:53:00 AM	Sorting / Processing Complete
Fri, 05/06/16, 07:51:00 AM	Arrived at Unit



**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**

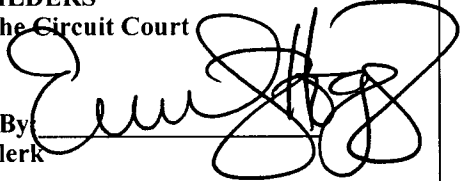
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 121195110 Certificate Number: 008615 of 2013**

**Payor: HEATHER SHANKS 1875 LAMBERT BRIDGE RD MCDAVID FL 32568      Date  
06/06/2016**

Clerk's Check #	1	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$1,144.54
		Postage	\$21.36
		Researcher Copies	\$1.00
		Total Received	\$1,637.15

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
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  
 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 # 2013 TD 008615**

**Redeemed Date 06/06/2016**

**Name HEATHER SHANKS 1875 LAMBERT BRIDGE RD MCDAVID FL 32568**

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$1,144.54
Postage = TD2	\$21.36
ResearcherCopies = TD6	\$1.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
<b>FINANCIAL SUMMARY</b>					
No Information Available - See Dockets					

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

**Tax Deed - Redemption Calculator**

**Account: 121195110 Certificate Number: 008615 of 2013**

Redemption ☐ Yes ☒ Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/06/2016"/>	Redemption Date <input type="text" value="06/06/2016"/>
Months	3	3
Tax Collector	<input type="text" value="\$1,089.27"/>	<input type="text" value="\$1,089.27"/>
Tax Collector Interest	\$49.02	\$49.02
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,144.54	<input type="text" value="\$1,144.54"/>
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	\$20.25	<input type="text" value="\$20.25"/>
Total Clerk	\$470.25	<input type="text" value="\$470.25"/>
Postage	<input type="text" value="\$21.36"/>	<input type="text" value="\$21.36"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$1,637.15	\$1,637.15
	Repayment Overpayment Refund Amount	\$0.00 <i>#80 redeemer</i>

Notes

# THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **PRESTON BREWTON PB AND ASSOCIATES** holder of Tax Certificate No. 08615, issued the 1st day of June, A.D., 2013 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:

**BEG AT INTER OF CENTER LI OF LAMBERT BRIDGE RD & W LI OF NE1/4 OF SW1/4 ELY ALG CENTER LI 747 FT FOR POB CONT ELY ALG CENTER LI 210 FT S 163 FT W 210 FT N 210 FT TO POB OR 1589 P 310**

**SECTION 07, TOWNSHIP 4 N, RANGE 31 W  
TAX ACCOUNT NUMBER  
121195110 (16-061)**

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

**LINDA ARD 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 June, which is the 6th day of June 2016.

Dated this 5th day of May 2016.

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**  
As Clerk of the Circuit Court  
Of Escambia County, Florida

By: Emily Hog  
DEPUTY CLERK

4wr5/4-5/25TD

Before the undersigned authority personally appeared Malcolm G. Ballinger who under oath says that he is Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2013TD 08615 in the Court was published in said newspaper in and was printed and released on the start date of 5-4-16 and end date of 5-31-16.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X Malcolm G. Ballinger

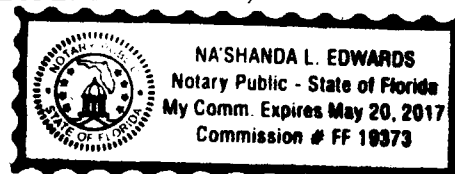
MALCOLM G. BALLINGER, PUBLISHER

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me, Na'Shanda L. Edwards, this 1 day of June 2016, by Malcolm G. Ballinger, who is personally known to me.

X Na'Shanda L. Edwards

NA'SHANDA L. EDWARDS, NOTARY PUBLIC





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 15, 2016

HEATHER SHANKS  
1875 LAMBERT BRIDGE RD  
MCDAVID FL 32568

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2013 TD 008615

\$80.00

**TOTAL \$80.00**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

June 20, 2016

PRESTON BREWTON PB AND ASSOCIATES  
14855 VAN DYKE ROAD UNIT 1200  
PLAINFIELD IL 60544

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2013 TD 008615	\$450.00	\$20.25	\$470.25

**TOTAL \$470.25**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

**ESCAMBIA COUNTY SHERIFF'S OFFICE**  
**ESCAMBIA COUNTY, FLORIDA**  
**NON-ENFORCEABLE RETURN OF SERVICE**

---

**Document Number:** ECSO16CIV022333NON

**Agency Number:** 16-007483

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 08615 2013

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: LINDA ARD EST OF

**Defendant:**

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

Received this Writ on 5/5/2016 at 1:51 PM and served same at 11:40 AM on 5/14/2016 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM THE CLERKS OFFICE.

DAVID MORGAN, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By:  243

\_\_\_\_\_  
GEORGE KICHLER, DS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

## 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 June 6, 2016, 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

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ALG CENTER LI 747 FT FOR POB CONT ELY ALG CENTER LI 210 FT S 163 FT W 210 FT N  
210 FT TO POB OR 1589 P 310**

**SECTION 07, TOWNSHIP 4 N, RANGE 31 W**

**TAX ACCOUNT NUMBER 121195110 (16-061)**

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**LINDA ARD EST OF**

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Dated this 5th day of May 2016.

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.

**Post Property:**

**1875 LAMBERT BRIDGE RD 32568**



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

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY, FL  
 SHERIFF'S OFFICE  
 CIVIL UNIT

2016 MAY -5 D 1:51

RECEIVED