



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0424-02

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	WARD DEBRA A 5731 DORTCH RD CENTURY, FL 32535 HIGHWAY 4 BOX 253A 12-2881-250 BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 S (Full legal attached.)	Certificate #	2021 / 6092
		Date certificate issued	06/01/2021

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/6092	06/01/2021	1,023.76	51.19	1,074.95
# 2022/6646	06/01/2022	1,172.06	58.60	1,230.66
→ Part 2: Total*				2,305.61

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/6755	06/01/2023	1,285.35	6.25	64.27	1,355.87
Part 3: Total*					1,355.87

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,661.48
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,036.48

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: Jennifer N. Croady Escambia, Florida
Signature, Tax Collector or Designee Date August 11th, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$12.50

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300529

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
12-2881-250	2021/6092	06-01-2021	BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

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
TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

07-26-2023
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)


[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information Parcel ID: 095N321301000003 Account: 122881250 Owners: WARD DEBRA A Mail: 5731 DORTCH RD CENTURY, FL 32535 Situs: HIGHWAY 4 BOX 253A 32535 Use Code: MOBILE HOME Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$58,884</td> <td>\$24,008</td> <td>\$82,892</td> <td>\$79,999</td> </tr> <tr> <td>2022</td> <td>\$58,884</td> <td>\$21,401</td> <td>\$80,285</td> <td>\$72,727</td> </tr> <tr> <td>2021</td> <td>\$47,318</td> <td>\$18,798</td> <td>\$66,116</td> <td>\$66,116</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for New Homestead Exemption Online Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$58,884	\$24,008	\$82,892	\$79,999	2022	\$58,884	\$21,401	\$80,285	\$72,727	2021	\$47,318	\$18,798	\$66,116	\$66,116																																		
Year	Land	Imprv	Total	Cap Val																																																											
2023	\$58,884	\$24,008	\$82,892	\$79,999																																																											
2022	\$58,884	\$21,401	\$80,285	\$72,727																																																											
2021	\$47,318	\$18,798	\$66,116	\$66,116																																																											
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>06/09/2020</td> <td>8315</td> <td>1796</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>05/15/2020</td> <td>8300</td> <td>695</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>03/19/2020</td> <td>8276</td> <td>273</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/12/2020</td> <td>8268</td> <td>1240</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>06/1999</td> <td>4432</td> <td>42</td> <td>\$18,200</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1985</td> <td>2105</td> <td>905</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>02/1983</td> <td>1732</td> <td>267</td> <td>\$10,800</td> <td>WD</td> <td></td> </tr> <tr> <td>05/1982</td> <td>1646</td> <td>576</td> <td>\$3,300</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	06/09/2020	8315	1796	\$100	CJ		05/15/2020	8300	695	\$100	CJ		03/19/2020	8276	273	\$100	QC		03/12/2020	8268	1240	\$100	CJ		06/1999	4432	42	\$18,200	WD		08/1985	2105	905	\$100	WD		02/1983	1732	267	\$10,800	WD		05/1982	1646	576	\$3,300	WD		2023 Certified Roll Exemptions None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																										
06/09/2020	8315	1796	\$100	CJ																																																											
05/15/2020	8300	695	\$100	CJ																																																											
03/19/2020	8276	273	\$100	QC																																																											
03/12/2020	8268	1240	\$100	CJ																																																											
06/1999	4432	42	\$18,200	WD																																																											
08/1985	2105	905	\$100	WD																																																											
02/1983	1732	267	\$10,800	WD																																																											
05/1982	1646	576	\$3,300	WD																																																											
					Legal Description BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY...																																																										
					Extra Features None																																																										
Parcel Information					Launch Interactive Map																																																										

Section
Map Id:
09-5N-32

Approx.
Acreage:
13.6063

Zoned: 
RR
RR

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



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


Buildings

Year Built: 1992, Effective Year: 1992, PA Building ID#: 143320

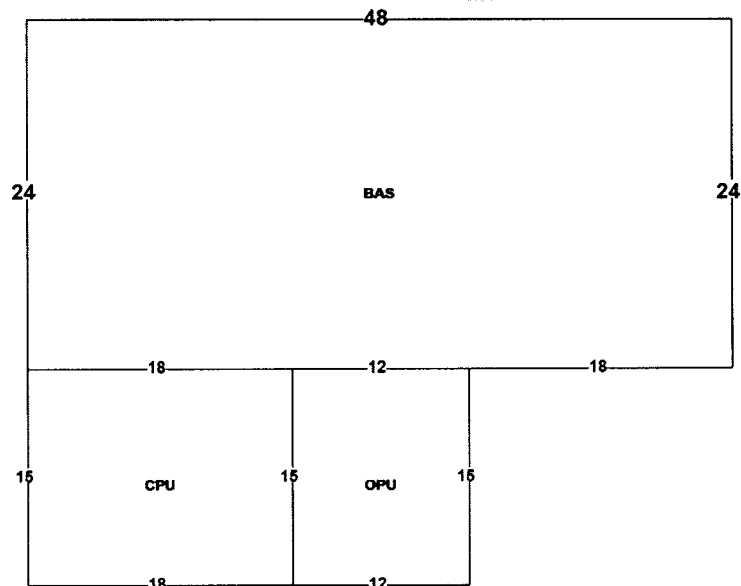
Structural Elements

DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-DRYWALL/PLASTER
MH MILLWORK-TYPICAL
MH ROOF COVER-COMP SHINGLE/WOOD
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-6
NO. STORIES-1
STORY HEIGHT-0

 Areas - 1602 Total SF

BASE AREA - 1152
CARPORT UNF - 270
OPEN PORCH UNF - 180



Images



7/26/2022 12:00:00 AM

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:08/18/2023 (tc.3378)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 06092**, issued the **1st** day of **June, A.D., 2021** 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

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** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 18th day of August 2023.

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

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 12-2881-250 CERTIFICATE #: 2021-6092

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: January 19, 2024 to and including January 19, 2024 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: January 26, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 26, 2024

Tax Account #: **12-2881-250**

1. The Grantee(s) of the last deed(s) of record is/are: **DEBRA A. WARD**

By Virtue of Personal Representative's Deed recorded 3/24/2020 in OR 8268/1240 , as corrected by Corrective Personal Representative's Deed recorded 5/22/2020 in OR 8300/695 and Corrective Personal Representative's Deed recorded 6/18/2020 in OR 8315/1796, together with Quit Claim Deed recorded 4/6/2020 in OR 8276/273

ABTRACTOR'S NOTE: THE PROPERTY DESCRIBED AS "PARCEL 2" APPEARS TO HAVE BEEN CONVEYED WITH ERRORS IN LEGAL DESCRIPTION SINCE WD IN OR 1870/331 FROM J. BOYD SIGAFOOSE TO WALTER L. & JUDY A. DAVIS. IN THAT DEED, FINAL CALL TO THE POB APPEARS TO GO EAST TO THE POB INSTEAD OF NORTH. WD IN OR 2105/905 TO APPEARS TO CHANGE THAT PORTION OF LEGAL, BUT SECOND CALL AFTER POB APPEARS TO READ AS "S 02°32'55" SOUTH." THIS ERROR ALSO APPEARS IN THE TAX ROLL LEGAL. THEN, ALL DEEDS FROM OR 4432/42 FORWARD APPEAR TO COMPLETELY DELETE THE BEARING FROM THE SECOND CALL AFTER POB AND COMBINE IT WITH THE FIRST CALL AFTER POB.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Judgment in favor of LVNV Funding, LLC. recorded 2/6/2009 – OR 6423/331**
 - b. **Judgment in favor of State Farm Mutual Automobile Insurance Company and William L. Phelps recorded 2/19/2010 – OR 6561/520**
4. Taxes:
Taxes for the year(s) 2020 - 2022 are delinquent.
Tax Account #: 12-2881-250
Assessed Value: \$79,999
Exemptions: NONE
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE:	<u>APR 3, 2024</u>
TAX ACCOUNT #:	<u>12-2881-250</u>
CERTIFICATE #:	<u>2021-6092</u>

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

DEBRA A. WARD
HIGHWAY 4 BOX 253A
CENTURY, FL 32535

DEBRA A. WARD
5731 DORTCH RD
CENTURY, FL 32535

DEBRA WARD
5740 ADELYN RD
PENSACOLA, FL 32504

DEBRA A. WARD
410 S. MAIN ST
ATMORE, AL 36502

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY AND
WILLIAM L. PHELPS
7401 CYPRESS GARDENS BOULEVARD
WINTER HAVEN, FL 33888

LVNV FUNDING, LLC
800 DOUGLAS ROAD,
NORTH TOWER, SUITE 450
CORAL GABLES, FL 33134

Certified and delivered to Escambia County Tax Collector, this 26th day of January, 2024
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

January 26, 2024

Tax Account #:Error! Reference source not found.

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2881-250 (0424-02)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

94150
127.40

DR BK 4432 P60042
Escambia County, Florida
INSTRUMENT 99-624562

DEED DOC STAMPS PD @ ESC CO \$ 127.40
06/30/99 ERNIE LEE WASHNA, CLERK
By: Sallye D. Ward

STATE OF FLORIDA
ESCAMBIA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, **STEVEN C. JONES** and **EULA L. JONES** husband and wife, 959 Wilderland Drive, Jacksonville, FL 32225, hereinafter called Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and grant unto **WILLANETTE TROUTMAN** and **DEBRA A. WARD**, 410 S. Main Street, Atmore, AL 36502, hereinafter called Grantee, their 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:

PARCEL 1: Commence at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 318.15 feet to the point of beginning; thence continue North 02° 32' 55" West along same course for 391.85 feet to an iron pipe; thence South 87° 27' 05" West for 726.13 feet to an iron pipe; thence South 02° 32' 55" East for 598.74 feet to an iron pipe on the North right of way line of State Road #4 (a 200' R/W); thence North 88° 02' 01" East and along the said North right of way line for 306.15 feet; thence North 02° 32' 55" West for 210 feet to an iron pipe; thence North 87° 27' 05" East for 420 feet to an iron pipe and the point of beginning, containing eight acres, more or less, being the same property conveyed to the within grantors by deeds recorded in Official Records Book 1538, page 516 and Official Records Book 1646, page 576;

SUBJECT TO easement for roadway purposes across the Easternmost 25 feet, and SUBJECT TO mineral reservations of record, if any;

PARCEL 2: Commence at the Southeast Corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 710 feet; thence South 87° 27' 05" West for 726.13 feet to an iron pipe to make or form the starting point; thence continue South 87° 27' 05" West for 593.57 feet, more or less, to the West line of said Southwest Quarter of Northeast Quarter for 388.74 feet; thence North 87° 27' 05" East for 420 feet; thence South 210 feet; thence East 173.87 feet; thence North 598.74 feet to point of beginning, containing 6.06 acres more or less;

SUBJECT TO prior reservation or conveyance of all oil, gas and minerals.

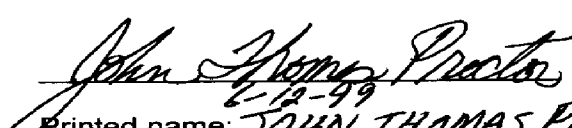
together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.


And the Grantors covenant that they are well seized of an indefeasible estate in fee simple in the said property and have a good right to convey the same; that the property is


free from encumbrances and that Grantors, their 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.

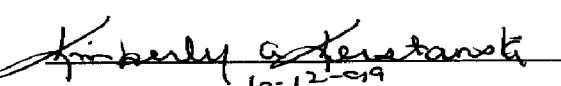
IN WITNESS WHEREOF the undersigned have hereunto set their hands and seals on this 12th day of June, 1999.

Signed, sealed and delivered
in the presence of both parties:


Printed name: JOHN THOMAS PROCTOR
6-12-99


STEVEN C. JONES (SEAL)

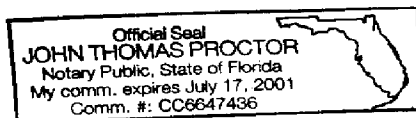

EULA L. JONES (SEAL)


Printed name: Kimberly A Kerstansk
6-12-99

STATE OF FLORIDA

DUVAL COUNTY

The foregoing conveyance was acknowledged before me this 12TH day of June, 1999 by Steven C. Jones and Eula L. Jones, who are personally known to me and who did not take an oath.




NOTARY PUBLIC
Printed name: JOHN THOMAS PROCTOR
My commission expires: 7/17/2001

This instrument prepared by:

Shirley D. Darby
Attorney at Law
P. O. Box 587
Atmore, AL 36504

RCD Jun 30, 1999 01:05 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-624562

PREPARED BY:

Paul R. Green
Paul R. Green, P.A.
5217 Canal Street
Milton, FL 32570

*
*
*
*
*
*
*
*
*

PERSONAL REPRESENTATIVE'S DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS INDENTURE, executed this 12 day of March, 2020, by and
between JANET SWIFT, Personal Representative of the estate of WILLANETTE
TROUTMAN, deceased, whose address is 30460 River Road, Orange Beach, AL, 36561
party of the first part, and SANDRA TROUTMAN MARSHALL and DEBRA A. WARD,
parties of the second part, whose addresses are 682 Co. Road 2976, Colmesneil, TX 75938 and
5731 Dortch Road, Century, FL 32535, respectively.

WITNESSETH:

The party of the first part in consideration of the premises and the sum of ten dollars and
other good and valuable considerations in hand paid, grants, bargains, sells, aliens, remises,
releases, conveys and confirms to the parties of the second part, and to their heirs and assigns
forever, **an undivided fifty (50%) interest, each**, in that certain real property situated in
Escambia County, Florida as follows:

**Real property consisting of approximately 13.6063 acres including a mobile home situated
thereon as recorded in that certain Warranty Deed recorded in OR Book 4432, Page 0042 of
the Official Records of Escambia County, Florida, more particularly described in Exhibit
"A" attached hereto.**

REFERENCE: 095N321301000003

TOGETHER, with all and singular the tenements, hereditaments and appurtenances
belonging or in anywise appertaining to that real property.

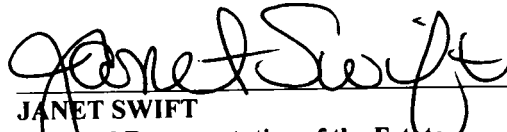
TO HAVE AND TO HOLD the same to the parties of the second part, and to their heirs
and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the parties of the second part and
to their heirs and assigns, that in all things preliminary to and in and about the sale and this
conveyance the orders of the above-named Court and the laws of Florida have been followed and

complied with in all respects.

IN WITNESS WHEREOF, the undersigned party of the first part has set her hand and seal
on the day and year first above written.

Signed, sealed and delivered in the presence of:


JANET SWIFT
Personal Representative of the Estate
Willanette Troutman, Deceased


WITNESS SIGNATURE

Andrea R. Beasley
WITNESS PRINTED NAME

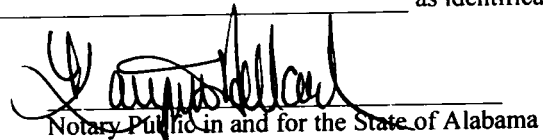

WITNESS SIGNATURE

Kristie Williams
WITNESS PRINTED NAME

STATE OF ALABAMA

COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15th day of March, 2020 by JANET SWIFT as Personal representative of the estate of Willanette Troutman, Deceased () who is personally known to me or (☒) who produced _____ as identification.


Notary Public in and for the State of Alabama

My Commission Expires:

MY COMMISSION EXPIRES NOVEMBER 8, 2022



PARCEL 1: Commence at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North $02^{\circ} 32' 55''$ West and along the East line of said Southwest Quarter of Northeast Quarter for 318.15 feet to the point of beginning; thence continue North $02^{\circ} 32' 55''$ West along same course for 391.85 feet to an iron pipe; thence South $87^{\circ} 27' 05''$ West for 726.13 feet to an iron pipe; thence South $02^{\circ} 32' 55''$ East for 598.74 feet to an iron pipe on the North right of way line of State Road #4 (a 200' R/W); thence North $88^{\circ} 02' 01''$ East and along the said North right of way line for 306.15 feet; thence North $02^{\circ} 32' 55''$ West for 210 feet to an iron pipe; thence North $87^{\circ} 27' 05''$ East for 420 feet to an iron pipe and the point of beginning, containing eight acres, more or less, being the same property conveyed to the within grantors by deeds recorded in Official Records Book 1538, page 516 and Official Records Book 1646, page 576;

SUBJECT TO easement for roadway purposes across the Easternmost 25 feet, and SUBJECT TO mineral reservations of record, if any;

PARCEL 2: Commence at the Southeast Corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North $02^{\circ} 32' 55''$ West and along the East line of said Southwest Quarter of Northeast Quarter for 710 feet; thence South $87^{\circ} 27' 05''$ West for 726.13 feet to an iron pipe to make or form the starting point; thence continue South $87^{\circ} 27' 05''$ West for 593.57 feet, more or less, to the West line of said Southwest Quarter of Northeast Quarter for 388.74 feet; thence North $87^{\circ} 27' 05''$ East for 420 feet; thence South 210 feet; thence East 173.87 feet; thence North 598.74 feet to point of beginning, containing 6.06 acres more or less;

SUBJECT TO prior reservation or conveyance of all oil, gas and minerals.

EXHIBIT "A"

STATE OF FLORIDA
ESCAMBIA COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That I, **SANDRA TROUTMAN MARSHALL**, a married woman who certifies that the within described property does not constitute my homestead or that of my spouse, 682 County Road 2976, Colmesneil, Texas 75938, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt whereof is hereby acknowledged, do remise, release, and quitclaim unto **DEBRA A. WARD**, 5731 Dortch Road, Century, Florida 32535, hereinafter called Grantee, her heirs, executors, administrators, and assigns forever, all of my right, title, and interest in and to the property situate, lying and being in the County of Escambia, State of Florida, described on the attached Exhibit A.

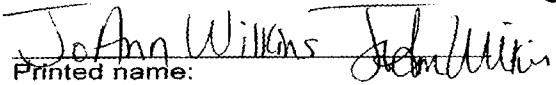
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

This is an intra-family transfer. The within Grantee is the sister of the undersigned Grantor.

IN WITNESS WHEREOF the undersigned has hereunto set her hand and seal on this 19th day of March, 2020.

Signed, sealed and delivered
in the presence of:

 (SEAL)
SANDRA TROUTMAN MARSHALL

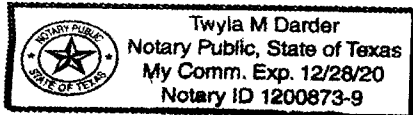

Printed name: JoAnn Wilkins



Printed name: Tawla Darder

STATE OF TEXAS

TYLER COUNTY

The foregoing conveyance was acknowledged before me this 19th day of March, 2020, by Sandra Troutman Marshall, a married woman, who is personally known to me and who did not take an oath.




NOTARY PUBLIC
Printed Name: Twyla M Darder
My commission expires: 12/28/2020

No title examination was performed in the preparation of this document.

This instrument prepared by:
Shirley D. Darby
Otts Moore Law Firm, LLC
Attorneys at Law
P. O. Box 587
Atmore, AL 36504

PARCEL 1: Commence at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 318.15 feet to the point of beginning; thence continue North 02° 32' 55" West along same course for 391.85 feet to an iron pipe; thence South 87° 27' 05" West for 726.13 feet to an iron pipe; thence South 02° 32' 55" East for 598.74 feet to an iron pipe on the North right of way line of State Road #4 (a 200' R/W); thence North 88° 02' 01" East and along the said North right of way line for 306.15 feet; thence North 02° 32' 55" West for 210 feet to an iron pipe; thence North 87° 27' 05" East for 420 feet to an iron pipe and the point of beginning, containing eight acres, more or less, being the same property conveyed to the within grantors by deeds recorded in Official Records Book 1538, page 516 and Official Records Book 1646, page 578;

SUBJECT TO easement for roadway purposes across the Easternmost 25 feet, and SUBJECT TO mineral reservations of record, if any;

PARCEL 2: Commence at the Southeast Corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 710 feet; thence South 87° 27' 05" West for 726.13 feet to an iron pipe to make or form the starting point; thence continue South 87° 27' 05" West for 593.57 feet, more or less, to the West line of said Southwest Quarter of Northeast Quarter for 388.74 feet; thence North 87° 27' 05" East for 420 feet; thence South 210 feet; thence East 173.87 feet; thence North 598.74 feet to point of beginning, containing 6.06 acres more or less;

SUBJECT TO prior reservation or conveyance of all oil, gas and minerals.

TOGETHER WITH mobile home located thereon.

REFERENCE 095N321301000003

EXHIBIT "A"

PREPARED BY:

Paul R. Green
Paul R. Green, P.A.
5217 Canal Street
Milton, FL 32570

*
*
*
*
*
*
*
*
*

CORRECTIVE PERSONAL REPRESENTATIVE'S DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS INDENTURE, executed this 15 day of May, 2020, by and
between JANET SWIFT, Personal Representative of the estate of WILLANETTE
TROUTMAN, deceased, whose address is 30460 River Road, Orange Beach, AL, 36561
party of the first part, and SANDRA TROUTMAN MARSHALL and DEBRA A. WARD,
parties of the second part, whose addresses are 682 Co. Road 2976, Colmesneil, TX 75938 and
5731 Dortch Road, Century, FL 32535, respectively.

WITNESSETH:

The party of the first part in consideration of the premises and the sum of ten dollars and
other good and valuable considerations in hand paid, grants, bargains, sells, aliens, remises,
releases, conveys and confirms to the parties of the second part, and to their heirs and assigns
forever, **an undivided 25% interest, each, in the decedent's 50% interest**, in that certain real
property situated in Escambia County, Florida as follows:

**Real property consisting of approximately 13.6063 acres including a mobile home situated
thereon as recorded in that certain Warranty Deed recorded in OR Book 4432, Page 0042 of
the Official Records of Escambia County, Florida, more particularly described in Exhibit
"A" attached hereto.**

REFERENCE: 095N321301000003

**THIS CORRECTIVE DEED CORRECTS THE INTEREST CONVEYED
BY THE PERSONAL REPRESENTATIVE'S DEED RECORDED ON 3/24/20 IN OR BOOK
8268, PAGE 1240 IN THE OFFICIAL RECORDS OF ESCAMBIA COUNTY, FLORIDA.**


TOGETHER, with all and singular the tenements, hereditaments and appurtenances
belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the parties of the second part, and to their heirs
and assigns, in fee simple forever.

AND the party of the first part does covenant to and with the parties of the second part and to their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named Court and the laws of Florida have been followed and complied with in all respects.

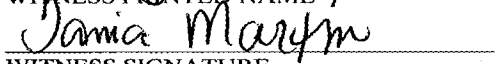
IN WITNESS WHEREOF, the undersigned party of the first part has set her hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:


JANET SWIFT
Personal Representative of the Estate
Willanette Troutman, Deceased


WITNESS SIGNATURE

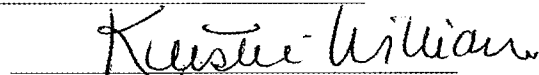
Abby Brooks
WITNESS PRINTED NAME


WITNESS SIGNATURE

Tania Martin
WITNESS PRINTED NAME

STATE OF ALABAMA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 15 day of May, 2020 by JANET SWIFT as Personal representative of the estate of Willanette Troutman, Deceased (☒) who is personally known to me or () who produced _____ as identification.


Notary Public in and for the State of Alabama

My Commission Expires:

My Commission Expires July 12, 2020



PARCEL 1: Commence at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 318.15 feet to the point of beginning; thence continue North 02° 32' 55" West along same course for 391.85 feet to an iron pipe; thence South 87° 27' 05" West for 726.13 feet to an iron pipe; thence South 02° 32' 55" East for 598.74 feet to an iron pipe on the North right of way line of State Road #4 (a 200' R/W); thence North 88° 02' 01" East and along the said North right of way line for 306.15 feet; thence North 02° 32' 55" West for 210 feet to an iron pipe; thence North 87° 27' 05" East for 420 feet to an iron pipe and the point of beginning, containing eight acres, more or less, being the same property conveyed to the within grantors by deeds recorded in Official Records Book 1538, page 516 and Official Records Book 1646, page 576;

SUBJECT TO easement for roadway purposes across the Easternmost 25 feet, and SUBJECT TO mineral reservations of record, if any;

PARCEL 2: Commence at the Southeast Corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 710 feet; thence South 87° 27' 05" West for 726.13 feet to an iron pipe to make or form the starting point; thence continue South 87° 27' 05" West for 593.57 feet, more or less, to the West line of said Southwest Quarter of Northeast Quarter for 388.74 feet; thence North 87° 27' 05" East for 420 feet; thence South 210 feet; thence East 173.87 feet; thence North 598.74 feet to point of beginning, containing 6.06 acres more or less;

SUBJECT TO prior reservation or conveyance of all oil, gas and minerals.

EXHIBIT "A"

PREPARED BY:

Paul R. Green
Paul R. Green, P.A.
5217 Canal Street
Milton, FL 32570

*
*
*
*
*
*
*
*

CORRECTIVE PERSONAL REPRESENTATIVE'S DEED

STATE OF FLORIDA
COUNTY OF SANTA ROSA

THIS INDENTURE, executed this 9 day of June, 2020, by and
between JANET SWIFT, Personal Representative of the estate of WILLANETTE
TROUTMAN, deceased whose address is 30460 River Road, Orange Beach, AL 36561
party of the first part, and SANDRA TROUTMAN MARSHALL and DEBRA A. WARD,
parties of the second part, whose addresses are 682 Co. Road 2976, Colmesneil, TX 75938
and 410 S. Main Street, Atmore, AL 36502, respectively.

W I T N E S S E T H:

The party of the first part in consideration of the premises and the sum of ten dollars and
other good and valuable considerations in hand paid, grants, bargains, sells, aliens, remises,
releases, conveys and confirms to the parties of the second part, and to their heirs and assigns
forever, **an undivided ½ interest, each, in the decedent's fifty (50%) percent interest**, in that
certain real property situated in Santa Rosa county, Florida as follows:

Real property consisting of approximately 13.6063 acres including a mobile home situated
thereon as recorded in that certain Warranty Deed recorded in OR Book 432, Page 0042 of the
Official Records of Escambia County, Florida, more particularly described in Exhibit "A"
attached hereto.

REFERENCE: 95N321301000003

**This Corrective Deed is recorded to set forth the correct percentage interests
conveyed by the Personal Representative's Deed recorded on 3/24/20 in OR Book 8268,
Page 1240 and the Corrective Personal Representative's Deed recorded on 5/22/20
in OR Book 8300, Page 695.**

TOGETHER, with all and singular the tenements, hereditaments and appurtenances
belonging or in anywise appertaining to that real property.

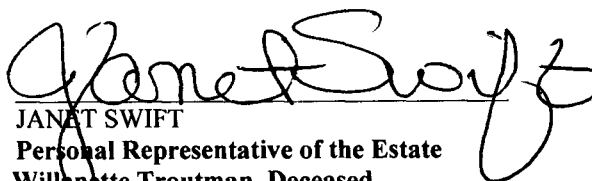
TO HAVE AND TO HOLD the same to the parties of the second part, and to their heirs
and assigns, in fee simple forever.

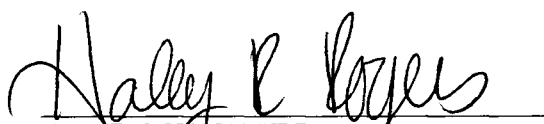

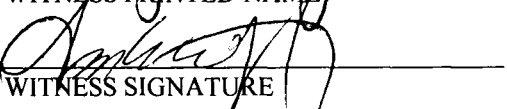
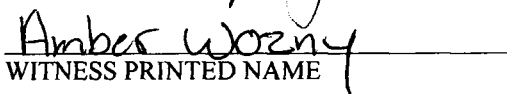
AND the party of the first part does covenant to and with the parties of the second part

and to their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named Court and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the undersigned party of the first part has set her hand and seal on the day and year first above written.

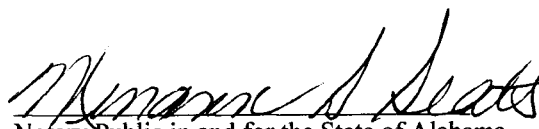
Signed, sealed and delivered in the presence of:


JANET SWIFT
Personal Representative of the Estate
Willanette Troutman, Deceased

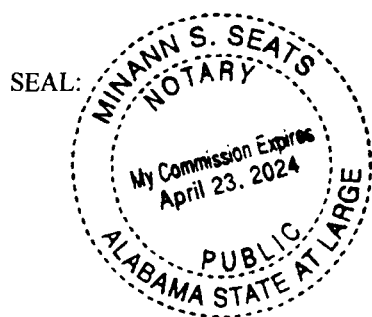

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS SIGNATURE

WITNESS PRINTED NAME

STATE OF ALABAMA
COUNTY OF Baldwin

The foregoing instrument was acknowledged before me this 9 day of June 2020 by JANET SWIFT as Personal representative of the estate of Willanette Troutman, Deceased () who is personally known to me or () who produced _____ as identification.


Notary Public in and for the State of Alabama

My Commission Expires: April 23, 2024



PARCEL 1: Commence at the Southeast corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 318.15 feet to the point of beginning; thence continue North 02° 32' 55" West along same course for 391.85 feet to an iron pipe; thence South 87° 27' 05" West for 726.13 feet to an iron pipe; thence South 02° 32' 55" East for 598.74 feet to an iron pipe on the North right of way line of State Road #4 (a 200' R/W); thence North 88° 02' 01" East and along the said North right of way line for 306.15 feet; thence North 02° 32' 55" West for 210 feet to an iron pipe; thence North 87° 27' 05" East for 420 feet to an iron pipe and the point of beginning, containing eight acres, more or less, being the same property conveyed to the within grantors by deeds recorded in Official Records Book 1538, page 516 and Official Records Book 1646, page 576;

SUBJECT TO easement for roadway purposes across the Easternmost 25 feet, and SUBJECT TO mineral reservations of record, if any;

PARCEL 2: Commence at the Southeast Corner of the Southwest Quarter of Northeast Quarter of Section 9, Township 5 North, Range 32 West, thence North 02° 32' 55" West and along the East line of said Southwest Quarter of Northeast Quarter for 710 feet; thence South 87° 27' 05" West for 726.13 feet to an iron pipe to make or form the starting point; thence continue South 87° 27' 05" West for 593.57 feet, more or less, to the West line of said Southwest Quarter of Northeast Quarter for 388.74 feet; thence North 87° 27' 05" East for 420 feet; thence South 210 feet; thence East 173.87 feet; thence North 598.74 feet to point of beginning, containing 6.06 acres more or less;

SUBJECT TO prior reservation or conveyance of all oil, gas and minerals.

EXHIBIT "A"

Recorded in Public Records 01/22/2008 at 02:56 PM OR Book 6277 Page 1865,
Instrument #2008005406, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 07-SC-6561

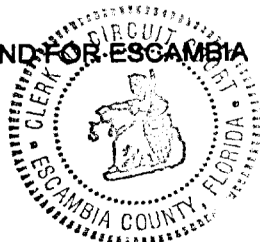
LVNV FUNDING, LLC.,

Plaintiff,

vs.

DEBRA WARD,

Defendant,



"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA"

BY: _____ D.C.

CONSENT FINAL JUDGMENT

IT IS ADJUDGED THAT, pursuant to Fla. Sm. Cl. R. 7.170(a) and (b), Plaintiff, LVNV FUNDING, LLC.,
(who's address is: 800 Douglas Road, North Tower, Suite 450, Coral Gables, FL 33134) recover from
Defendant, DEBRA WARD, Social Security Number [REDACTED] the sum of \$3188.50 on principal,
\$470.00 for attorney's fees, costs in the sum of \$295.00 and prejudgment interest of \$648.18, that shall bear
interest at the rate of 11%, for which let execution issue.

It is further ordered and adjudged that the Defendant shall complete Florida Small Claims Rules Form
7.343 (Fact Information Sheet) and return it to plaintiff's attorney within 45 days from the date of this final
judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant to
complete form 7.343 and return it to the plaintiff's attorney.

DONE AND ORDERED in ESCAMBIA County, Florida this 17 day of January

2008


COUNTY COURT JUDGE

Copies furnished to:

JOSEPH F ROSEN, Esq.
Attorney for Plaintiff
Pollack & Rosen, P.A.
800 Douglas Road, Suite 450
Coral Gables, Florida 33134
Telephone No: 305-448-0006

DEBRA WARD
5740 ADELYN RD
PENSACOLA FL 32504-7735

Case: 2007 SC 006561



00011100375

Dkt: CC1036 Pg#:

COUNTY CIVIL DIVISION
FILED & RECORDED

2008 JAN 17 P 2:39

ERNIE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

OR BK 4444 PG 1335
Escambia County, Florida
INSTRUMENT 99-635795

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

RCD Jul 28, 1999 02:55 pm
Escambia County, Florida

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY, and
WILLIAM L. PHELPS,
Plaintiffs,

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-635795

CASE NO. 99-0028-SP

v.

SANDRA C. MARSHALL,
Defendant.

DEFAULT FINAL JUDGMENT

THIS CAUSE having come before the Court after entry of Default, it is
hereby

ORDERED AND ADJUDGED as follows:

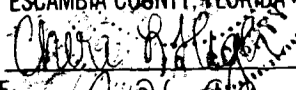
1. Defendant SANDRA C. MARSHALL, is held to be responsible for
the automobile accident that is at issue in this case.

2. Plaintiff, STATE FARM MUTUAL AUTOMOBILE INSURANCE
COMPANY, 7401 Cypress Gardens Boulevard, Winter Haven, Florida, 33888,
and WILLIAM L. PHELPS, shall recover from Defendant \$2,628.19 in
damages, \$143.09 in deductible reimbursement, \$106.45 in court costs and
\$207.85 in prejudgment interest for a total of \$3,085.58, to be taxed at
10% per annum, for which let execution issue.

DONE AND ORDERED in Chambers at Pensacola, Escambia County,
Florida, this 22 day of July, 1999.


County Court Judge

cc: Patricia Haight, Esq., PO Box 30062, Pensacola FL 32503
Sandra C. Marshall, 405 Fletcher Road, Andalusia AL 36420

"CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE"
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY COURT
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 7-26-99

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06092 of 2021

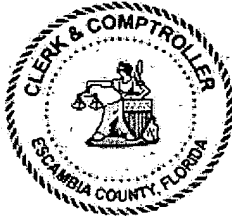
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DEBRA A WARD DEBRA A. WARD
5731 DORTCH RD HIGHWAY 4 BOX 253A
CENTURY, FL 32535 CENTURY, FL 32535

DEBRA WARD STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY AND WILLIAM L. PHELPS
5740 ADELYN RD 7401 CYPRESS GARDENS BOULEVARD
PENSACOLA, FL 32504 WINTER HAVEN, FL 33888

DEBRA A. WARD LVNV FUNDING, LLC
410 S. MAIN ST 800 DOUGLAS ROAD,
ATMORE, AL 36502 NORTH TOWER, SUITE 450
CORAL GABLES, FL 33134

WITNESS my official seal this 15th day of February 2024.



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 April 3, 2024, 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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

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 Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 2nd day of February 2024.

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

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

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 April 3, 2024, 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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

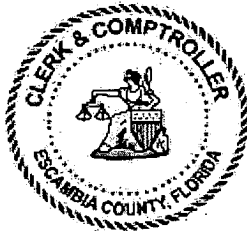
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 30th day of January 2024.

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:

HIGHWAY 4 BOX 253A 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

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 April 3, 2024, 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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

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 Wednesday in the month of April, which is the 3rd day of April 2024.

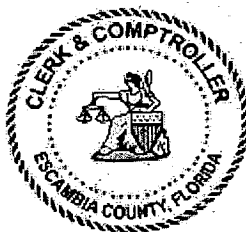
Dated this 30th day of January 2024.

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.

Personal Services:

DEBRA A WARD
5731 DORTCH RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0424-02

Document Number: ECSO24CIV007281NON

Agency Number: 24-004060

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06092 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DEBRA A WARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/23/2024 at 8:42 AM and served same at 7:15 AM on 2/27/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

A. HARDIN, CPS

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 April 3, 2024, 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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

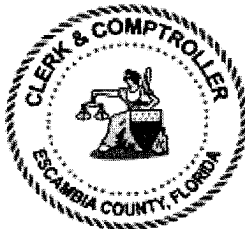
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 30th day of January 2024.

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:

HIGHWAY 4 BOX 253A 32535



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2021 FEB 23 AM 8:42
ESCAMBIA COUNTY FL
CLERK OF CIRCUIT COURT

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

5360 W. Highway 4
Century, FL 32535



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0424-02

Document Number: ECSO24CIV007192NON

Agency Number: 24-004014

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06092 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: DEBRA A WARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/23/2024 at 8:40 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DEBRA A WARD , Writ was returned to court UNEXECUTED on 2/28/2024 for the following reason:

5731 DORTCH RD, CENTURY IS A VACANT HOUSE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

141

E. JACKSON, MDS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

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 April 3, 2024, 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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

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** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 30th day of January 2024.

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.

Personal Services:

DEBRA A WARD
5731 DORTCH RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

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 April 3, 2024, 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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

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** Wednesday in the month of April, which is the **3rd** day of April 2024.

Dated this 30th day of January 2024.

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.

Personal Services:

DEBRA A WARD
5731 DORTCH RD
CENTURY, FL 32535

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

DEBRA A WARD [0424-02]
5731 DORTCH RD
CENTURY, FL 32535

DEBRA A. WARD [0424-02]
HIGHWAY 4 BOX 253A
CENTURY, FL 32535

9171 9690 0935 0128 1003 82

9171 9690 0935 0128 1003 75

DEBRA WARD [0424-02]
5740 ADELYN RD
PENSACOLA, FL 32504

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY AND
WILLIAM L. PHELPS [0424-02]
7401 CYPRESS GARDENS BOULEVARD
WINTER HAVEN, FL 33888

9171 9690 0935 0128 1003 68

9171 9690 0935 0128 1003 51

DEBRA A. WARD [0424-02]
410 S. MAIN ST
ATMORE, AL 36502

LVNV FUNDING, LLC [0424-02]
800 DOUGLAS ROAD,
NORTH TOWER, SUITE 450
CORAL GABLES, FL 33134

9171 9690 0935 0128 1003 44

9171 9690 0935 0128 1003 37

Contact

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502

23 FEB 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 1003 75

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 MAR -7 P 12:55

ESC. ALA COUNTY, AL

DEBRA A. WARD [0424-02]
HIGHWAY 4 BOX 253A
CENTURY, FL 32535

RTS

NIXIE

322 7E 1

7203/04/24

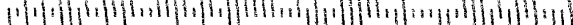
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335

*2638-04885-23-38

325025833
02500-10000E



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

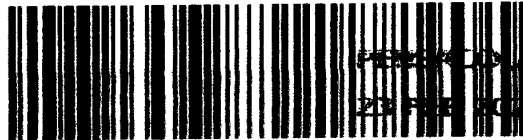
221 Palafox Place, Suite 110

Pensacola, FL 32504

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 MAR -5 A 11:30

ESCAMBIA COUNTY, FL



9171 9690 0935 0128 1003 51

PENSACOLA FL 32504

23 FEB 2024 PM 1:18



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

STATE FARM MUTUAL AUTOMOBILE
INSURANCE COMPANY AND
WILLIAM L. PHELPS [0424-02]
7401 CYPRESS GARDENS BOULEVARD
WINTER HAVEN, FL 33888

11 9400922474059230

UTF

32502-5833
33888

NIXIE

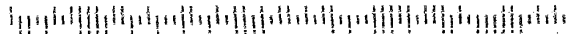
339 DE 1

0002/28/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-05750-23-38



CERTIFIED MAIL™

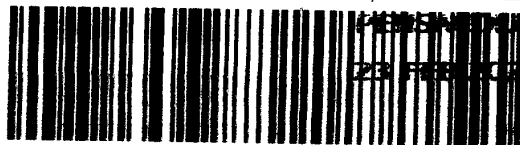
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

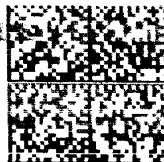
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

23 FEB 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0128 1003 37

ANK

*Return to
Sender
not at location*

LVNV FUNDING, LLC [0424-02]

800 DOUGLAS ROAD,

NORTH TOWER, SUITE 450

CORAL GABLES, FL 33134

NIXIE

331 FE 1

0003/07/24

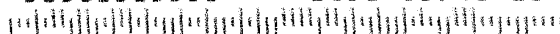
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502383333

*2638-05749-23-38

337342318330



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

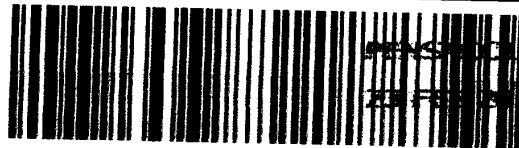
Pensacola, FL 32502

CLERK OF THE CIRCUIT COURT
PENSACOLA, FL
2024 MAR 25 P 2:30
PENSACOLA COUNTY, FL

DEBRA WARD [0424-02]

5740 ADELYN RD

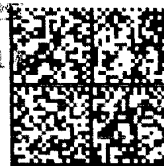
PENSACOLA, FL 32504



9171 9690 0935 0128 1003 68

PENSACOLA FL 32502

23 FEB 2024 PM 1



quadiant

FIRST-CLASS MAIL

IMI

\$007.36⁰

02/23/2024 ZIP 32502

043M31219251

US POSTAGE

14754
2/21/24

NIXIE

322 DE 1

0003/23/24

RETURN TO SENDER

UNCLAIMED

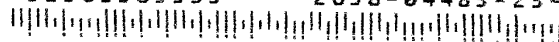
UNABLE TO FORWARD

UNC

32504-263540 33

BC: 32502583335

*2638-04483-23-38



CERTIFIED MAIL™

88-87-86780-88204

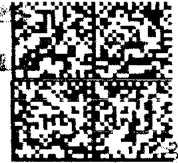
58888552052E 108

DEBRA A WARD [0424-02]
5731 DORTCH RD
CENTURY, FL 32535



10 FEB 2024 PM 1

0128 1003 82



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁹

02/23/2024 ZIP 32502
043M81219251

US POSTAGE

2/24
②

JOHNSON COUNTY, FL
MAR 15 A 10:07
MAIL CONTROLLER

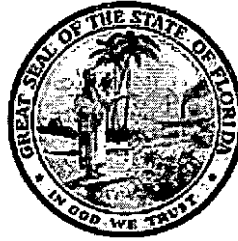
UNC
3-12

DEBRA A WARD [0424-02]
5731 DORTCH RD
CENTURY, FL 32535

32535-200531



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: 122881250 Certificate Number: 006092 of 2021

Payor: JASON WARD 7455 HWY 97 WALNUT HILL 32568 Date 3/28/2024

Clerk's Check #	1	Clerk's Total	\$317.56 \$5004.08
Tax Collector Check #	1	Tax Collector's Total	\$4593.90
		Postage	\$44.40
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,172.86

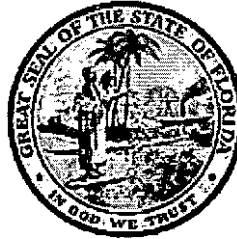
\$5,065.48

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 # 2021 TD 006092
 Redeemed Date 3/28/2024**

Name JASON WARD 7455 HWY 97 WALNUT HILL 32568

Clerk's Total = TAXDEED	\$517.56	\$5004.08
Due Tax Collector = TAXDEED	\$4,593.90	
Postage = TD2	\$44.40	
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
------	--------	------	-------------	------------	------------

FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 122881250 Certificate Number: 006092 of 2021

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="4/3/2024"/>	Redemption Date <input type="text" value="3/28/2024"/> 
Months	9	8
Tax Collector	<input type="text" value="\$4,036.48"/>	<input type="text" value="\$4,036.48"/>
Tax Collector Interest	\$544.92	\$484.38
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$4,593.90	<input type="text" value="\$4,533.36"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	\$61.56	\$54.72
Total Clerk	\$517.56	<input type="text" value="\$510.72"/> CH
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="\$44.40"/>	<input type="text" value="\$44.40"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,172.86	\$5,105.48
	Repayment Overpayment Refund Amount	\$67.38
Book/Page	<input type="text" value="9027"/>	<input type="text" value="1930"/>

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 9027, Page 1930, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06092, issued the 1st day of June, A.D., 2021

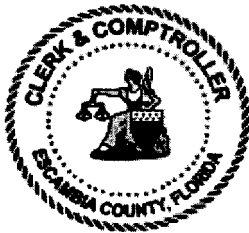
TAX ACCOUNT NUMBER: 122881250 (0424-02)

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W

NAME IN WHICH ASSESSED: DEBRA A WARD

Dated this 28th day of March 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SW1/4 OF NE1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

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 TLGFY LLC holder of Tax Certificate No. 06092, issued the 1st day of June, A.D., 2021 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:

(see attached)

SECTION 09, TOWNSHIP 5 N, RANGE 32 W
TAX ACCOUNT NUMBER 122881250 (0424-02)

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

DEBRA A WARD

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 Wednesday in the month of April, which is the 3rd day of April 2024.

Dated this 22nd day of February 2024.

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

LEGAL DESCRIPTION

BEG AT SE COR OF SW 1/4 OF NE 1/4 N 310 FT FOR POB S 87 DEG 27 MIN 5 SEC W 420 FT S 02 DEG 32 MIN 55 SEC E TO NLY R/W LI SR 4 (200 FT R/W) N 88 DEG 02 MIN 1 SEC W 306 15/100 FT N 02 DEG 32 MIN 55 SEC W 598 74/100 FT S 87 DEG 27 MIN 5 SEC E 281 13/100 FT N 02 DEG 32 MIN 55 SEC W 20 FT S 87 DEG 27 MIN 5 SEC E 445 FT S 02 DEG 32 MIN 55 SEC E 420 FT TO POB LESS E 25 FT FOR CO RD R/W ALSO: BEG AT SE COR OF SW 1/4 OF NE 1/4 N 2 DEG 32 MIN 55 SEC W & ALG E LI OF SD SW 1/4 OF NE 1/4 710 FT S 87 DEG 27 MIN 5 SEC W 726 13/100 FT TO POB CONT S 87 DEG 27 MIN 5 SEC W 593 87/100 FT MORE OR LESS TO W LI OF SD SW 1/4 OF NE 1/4 S 2 DEG 32 MIN 55 SEC S ALG W LI OF SD SW 1/4 OF NE 1/4 388 74/100 FT N 87 DEG 27 MIN 5 SEC E 420 FT S 210 FT E 173 87/100 FT N 598 74/100 FT TO POB LESS MINERAL RIGHTS LESS R/W OR 4597 P 1315 OR 4432 P 42 OR 8268 P 1240 OR 8300 P 695 OR 8315 P 1796 OR 8276 P 273

4WR36-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and 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 2021-TD-06092 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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 BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/14/2024