



# 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

0223-64

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 723 OVERBROOK DRIVE FORT WALTON BEACH, FL 32547	Application date	May 25, 2022
Property description	INGRAM HOWARD R & JUDITH A 103 DONETTE LOOP DAPHNE, AL 36526 8512 SAN JUAN CALZADA 09-5015-014 LOT 2 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 4442 P 163 SEC 33/4 T2/3 S R31W	Certificate #	2020 / 5367
		Date certificate issued	06/01/2020

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2020/5367	06/01/2020	365.40	69.43	434.83
<b>→Part 2: Total*</b>				<b>434.83</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2021/4242	06/01/2021	375.12	6.25	24.38	405.75
# 2019/5016	06/01/2019	332.30	6.25	97.20	435.75
<b>Part 3: Total*</b>					<b>841.50</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,276.33
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	369.63
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. <span style="float: right;"><b>Total Paid (Lines 1-6)</b></span>	<b>2,020.96</b>

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: *Candice Lewis* Escambia, Florida  
 Signature, Tax Collector or Designee Date May 31st, 2022

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>02/06/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

**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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2200407

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-5015-014	2020/5367	06-01-2020	LOT 2 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 4442 P 163 SEC 33/4 T2/3 S R31W

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  
EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-  
TRUSTEES OF THE EDDIE J BLACKWELL TRUST  
DATED APRIL 15, 2021  
723 OVERBROOK DRIVE  
FORT WALTON BEACH, FL 32547

05-25-2022  
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:	332S312400002001
Account:	095015014
Owners:	SEE CHELL INVESTMENTS LLC
Mail:	1221 E JACKSON ST PENSACOLA, FL 32501
Situs:	8512 SAN JUAN CALZADA 32507
Use Code:	MOBILE HOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$12,000	\$3,494	\$15,494	\$14,256
2020	\$12,000	\$3,103	\$15,103	\$12,960
2019	\$12,000	\$2,842	\$14,842	\$11,782

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/29/2022	8751	456	\$31,200	CT	
06/1999	4442	163	\$10,500	WD	
04/1997	4119	872	\$9,500	WD	
01/1979	1311	557	\$3,000	WD	
01/1976	880	551	\$100	WD	

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

2021 Certified Roll Exemptions
None

Legal Description
LOT 2 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 8751 P 456 SEC 33/4 T2/3 S R31W

Extra Features
METAL BUILDING OPEN PORCH PATIO

**Parcel Information**

Section Map Id:  
[33-2S-31-2](#)

Approx. Acreage:  
0.0966

Zoned:   
HDMU

Evacuation & Flood Information  
[Open Report](#)

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

[Launch Interactive Map](#)

**Buildings**

Address: 8512 SAN JUAN CALZADA, Year Built: 1982, Effective Year: 1982, PA Building ID#: 128933

**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**

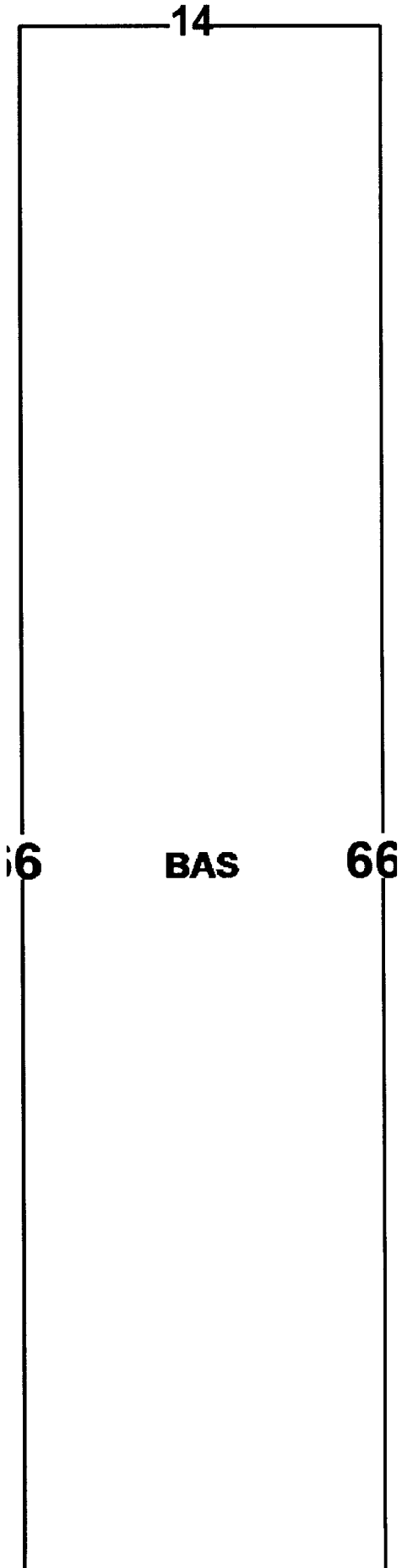
**NO. PLUMBING FIXTURES-3**

**NO. STORIES-1**

**STORY HEIGHT-0**

**Areas - 924 Total SF**

**BASE AREA - 924**



Images



6/30/2021 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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of **Tax Certificate No. 05367**, issued the **1st day of June, A.D., 2020** 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:

**LOT 2 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 4442 P 163 SEC 33/4 T2/3 S R31W**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 095015014 (0223-64)**

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

**HOWARD R INGRAM and JUDITH A INGRAM**

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 February, which is the **6th day of February 2023**.

Dated this 22nd day of June 2022.

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.



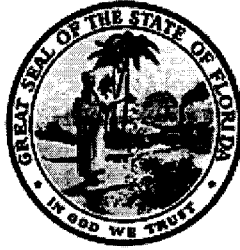
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk





**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



**BRANCH OFFICES**  
**ARCHIVES AND RECORDS**  
**JUVENILE DIVISION**  
**CENTURY**

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

**COUNTY OF ESCAMBIA**  
**OFFICE OF THE**  
**CLERK OF THE CIRCUIT COURT**

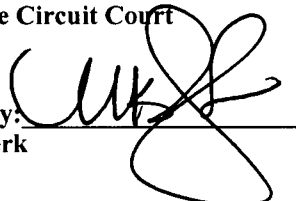
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT**  
**Tax Certificate Redeemed From Sale**  
**Account: 095015014 Certificate Number: 005367 of 2020**

**Payor: JAMES R MILLER 1221 E JACKSON ST PENSACOLA FL 32501**      **Date 11/16/2022**

Clerk's Check #	3020465	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$2,300.04
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,894.60

*Redeemed \$ 2403.14*

**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  
ESCAMBIA COUNTY FLORIDA  
INST# 2022111720 11/16/2022 12:18 PM  
OFF REC BK: 8890 PG: 1946 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8809, Page 477, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05367, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **095015014 (0223-64)**

DESCRIPTION OF PROPERTY:

**LOT 2 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 4442 P 163 SEC 33/4 T2/3 S R31W**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

NAME IN WHICH ASSESSED: HOWARD R INGRAM and JUDITH A INGRAM

Dated this 16th day of November 2022.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**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 #: 09-5015-014 CERTIFICATE #: 2020-5367

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: November 06, 2002 to and including November 06, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,  
As President  
Dated: November 20, 2022

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 20, 2022

Tax Account #: **09-5015-014**

1. The Grantee(s) of the last deed(s) of record is/are: **SEE CHELL INVESTMENTS LLC**  
**By Virtue of Certificate of Title recorded 3/29/2022 in OR 8751/456**
  
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 The Bank recorded 8/12/2005 OR 8707/160**
  - b. **Judgment in favor of Bayou Grande Villa Association, Inc. recorded 2/11/2022 OR 8721/518**
  
4. Taxes:

**Taxes for the year(s) 2019-2021 are delinquent.**  
**Tax Account #: 09-5015-014**  
**Assessed Value: \$15,681.00**  
**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): **BAYOU GRANDE VILLA ASSOCIATION, INC.**

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:** FEB 6, 2023

**TAX ACCOUNT #:** 09-5015-014

**CERTIFICATE #:** 2020-5367

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>2021</u> tax year.

SEE CHELL INVESTMENTS LLC  
HOWARD R INGRAM  
AND JUDITH A INGRAM  
8512 SAN JUAN CALZADA  
PENSACOLA, FL 32507

HOWARD R INGRAM  
AND JUDITH A INGRAM  
103 DONETTE LOOP  
DAPHINE, AL 36526

JUDY INGRAM  
9051 BLUEBAY LN  
PENSACOLA, FL 32507

SEE CHELL INVESTMENTS LLC  
1221 E JACKSON ST  
PENSACOLA, FL 32501

THE BANK  
17 N 20TH ST, SUITE 660  
BIRMINGHAM, AL 32503

BAYOU GRANDE VILLA ASSOCIATION, INC  
8510 MATADOR CAMINO  
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of November, 2022.

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**

**November 20, 2022**

**Tax Account #:09-5015-014**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 2 BLK A BAYOU GRANDE VILLA PB 8 P 4 OR 4442 P 163 SEC 33/4 T2/3 S R31W**

**SECTION 33, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-5015-014(0223-64)**

**IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT  
IN AND FOR ESCAMBIA COUNTY, FLORIDA  
CIVIL ACTION**

CASE NO. 2021 CA 002433

BAYOU GRANDE VILLA ASSOCIATION INC A FLORIDA NOT FOR PROFIT  
CORPORATION

Plaintiff

VS.

INGRAM, HOWARD R ; INGRAM, JUDITH A ; UNKNOWN TENANTS

Defendant

**CERTIFICATE OF TITLE**

The undersigned, Pam Childers, Clerk of the Circuit Court, hereby certifies that a certificate of sale has been executed and filed in this action on March 16, 2022, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

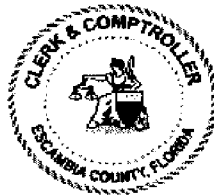
The following property in Escambia County, Florida was sold to

SEE CHELL INVESTMENTS LLC  
1221 E JACKSON ST PENSACOLA, FL, 32501

**Lot 2, Block A, Bayou Grande Villa, a Subdivision of a portion of Section 4,  
Township 3 South, Range 31 West, Escambia County, Florida, according to the  
Plat of said Subdivision recorded in Plat Book 8, Page 4, of the Public Records of  
Escambia County, Florida.**

The successful bid was in the amount of \$31200.00.

WITNESS my hand and the official seal on this 29 day of March, 2022, as Clerk of the Circuit Court.



Pam Childers  
Clerk of the Circuit Court

BY: Sempert Williams  
Deputy Clerk

Conformed copies to all parties

**IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

THE BANK,  
Plaintiff,

vs.

CASE NO.:2005 CC 001605  
Division "II"

JUDY LANDELL INGRAM,  
Defendant.

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FINAL JUDGMENT

THIS CAUSE having come on to be heard before the Court on the Motion of Plaintiff, The Bank, for Summary Final Judgment and the Court having reviewed the proof submitted by the Plaintiff, the pleadings and other papers in the Court file, having heard the argument of counsel, and being otherwise fully advised in the premises, finds and decides that there is no genuine issue of material fact and that the Plaintiff is entitled to judgment as a matter of law. It is thereupon

CONSIDERED, ORDERED AND ADJUDGED that the Plaintiff, The Bank, does have of and recover from the Defendant, Judy Landell Ingram, the initial sum of \$14,189.34 in principal and costs, \$690.95 for interest through February 22, 2005, \$154.37 for late fees, less \$6,849.50 as the amount recovered by The Bank for the reasonable value of the collateral, for a subtotal of \$8,185.16 and \$280.00 for court costs, \$322.79 for interest through August 10, 2005, and \$1,525.00 as and for attorneys' fees for attorneys for the Plaintiff, all sums totaling \$10,312.95, for which sum let execution issue against the Defendant, Judy Landell Ingram.

FILED  
CIVIL DIVISION  
AUG 10 P 12



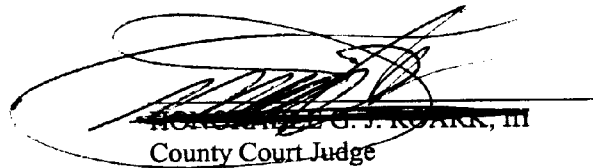
The Court further finds that the attorneys' fees sought by the Plaintiff and awarded by the Court herein are reasonable. The amounts due the Plaintiff under this judgment shall bear interest at the rate of 7% per annum as and from the date hereof until paid.

The Court finds that a reasonable hourly rate for the attorneys for the Plaintiff is \$200.00 and a reasonable hourly rate for the paralegals is \$85.00. A reasonable number of hours for the attorneys for the Plaintiff for their services in this case is 6.6 hours, and a reasonable amount of hours for the paralegals for the Plaintiff for their services in this case is 0.4 hours. The Court has considered the factors set forth in Florida Patients' Compensation Fund vs. Rowe, 472 So.2d 1145 (Fla. 1985), in determining said fee.

IT IS FURTHER ORDERED AND ADJUDGED that the Judgment Debtor shall complete under oath Fla. R. Civ. P. Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Judgment Creditor's attorneys within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed.

Jurisdiction in this case is retained to enter further orders that are proposed to compel the Judgment Debtor to complete Form 1.977, including all required attachments, and serve it on the Judgment Creditor's attorneys.

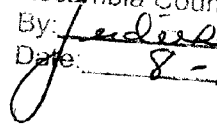
DONE AND ORDERED in Chambers at Pensacola, Escambia County, Florida, this the 10<sup>th</sup> day of August, 2005.


  
G. J. ROBERTS, III  
County Court Judge

Conformed Copies to:  
Carol Ann Ruebsamen  
Judy Landell Ingram

Plaintiff's Address:  
The Bank  
17 North 20<sup>th</sup> Street  
Suite 660  
Birmingham, AL 32503

Defendant's Address:  
Judy Landell Ingram  
9051 Bluebay Lane  
Pensacola, FL 32506

Certified to be a true copy of  
the original on file in this office.  
Witness my hand and seal  
ERNIE LEE MAGAL  
Clerk of the Circuit Court  
Escambia County  
By:   
Date: 8-12-05



Filing # 143334352 E-Filed 02/04/2022 03:01:26 PM

**IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA**

BAYOU GRANDE VILLA  
ASSOCIATION, INC., a Florida not-for-  
profit corporation,

Plaintiff,

v.

CASE NO.: 2021 CA 002433

HOWARD R. INGRAM, JUDITH A. INGRAM and  
any UNKNOWN TENANTS,

Defendants.

\_\_\_\_\_ /

**FINAL JUDGMENT AFTER DEFAULT**

THIS CAUSE, having come before the Court at a duly noticed hearing on the Plaintiff, Bayou Grande Villa Association, Inc.'s, Motion for Final Judgment After Default, and the Court, having considered same and being otherwise fully advised in the premises, makes the following findings of fact:

ORDERED and ADJUDGED:

1. The Plaintiff's Motion for Final Judgment After Default is hereby GRANTED.
2. Proper and valid service was perfected upon the Defendants, Howard R. Ingram, Judith A. Ingram and any Unknown Tenants (hereinafter collectively referred to as "Defendant"). Evidence of such service has been filed with this Court.
3. Defendant has failed to plead or defend this action as required by the Florida Rules of Civil Procedure, and Default by the Clerk has been duly entered.
4. Plaintiff is the duly authorized homeowner's association and a not-for-profit Florida corporation, operating under the provisions of Florida Statutes, Chapter 720 (2020). Plaintiff is doing business in Escambia County, Florida.
5. Plaintiff operates under Declaration of Covenants, Conditions and Restrictions,

dated March 27, 2019, in Official Records Book 8069 at Page 363 of the public records of Escambia County, Florida, and all supplements and amendments thereto, herein referred to as "Declaration".

6. At all times material hereto, Defendant was the owner of the following parcel of real property located within Bayou Grande Villa and subject to the terms and conditions of the Declaration:

**Lot 2, Block A, Bayou Grande Villa, a Subdivision of a portion of Section 4, Township 3 South, Range 31 West, Escambia County, Florida, according to the Plat of said Subdivision recorded in Plat Book 8, Page 4, of the Public Records of Escambia County, Florida.**

7. Defendant is a member of the Association.

8. Defendant has failed to pay, and Plaintiff is owed the amounts set forth in the Affidavits filed herein.

9. Plaintiff is entitled to pre-judgment interest on the principal sum at the rate of 6% per annum, pursuant to Article IV, Section 8 of the Declaration.

10. The Declaration and Chapter 720, Florida Statutes, expressly entitled Plaintiff to recover its reasonable attorneys' fees and costs incurred in this action from the Defendant. Such amounts are detailed below and in Affidavits herein.

11. Plaintiff is awarded a Final Judgment of Foreclosure against Defendant for the following amounts:

Assessments	\$	1,866.12
Interest	\$	778.96
Costs	\$	1,454.86
Attorney's Fees	\$	3,200.00

**TOTAL**

**\$ 7,299.94**

Together with such further costs as may be incurred by the Plaintiff in this action, including, but not limited to, the sale fee and publication of the Notice of Sale.

12. If the total sum with interest at the rate prescribed by law and all costs of this action accruing subsequent to this judgment are not paid, the Clerk of the Court shall sell the property described in paragraph six (6) above, by public sale at <https://escambia.realforeclose.com/> on the 16th day of March, 2022, at 11:00 A.M. CST, to the highest bidder for cash, except as set forth hereinafter.

13. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with total sum due with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

14. Upon the Clerk's filing of the Certificate of Sale, Defendant and all persons claiming under or against her shall be forever barred and foreclosed of any and all equity or right of redemption in and to the above-described property. Furthermore, when the Clerk files the Certificate of Title as provided by §45.031, Florida Statutes, the sale shall stand confirmed, and the purchaser at the sale, their heirs, representatives, successors or assigns, without delay, shall be let into possession of the premises as conveyed.

15. Upon the filing of the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying first, all of the Plaintiff's costs, including those costs set out in paragraph eleven (11) above; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due the Plaintiff, less the items paid plus interest at the rate prescribed by law from this date to the date of the sale; and by

retaining the remaining amounts pending the further order of this Court.

16. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.


IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU

CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT NORTHWEST FLORIDA LEGAL SERVICES AT (850) 432-2336 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CALL NORTHWEST FLORIDA LEGAL SERVICES AT (850) 432-2336 FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

17. Jurisdiction of this action is retained to enter such further orders as are proper, including, without limitation, writs of possession and deficiency judgments against the Defendant, Howard R. Ingram, Judith A. Ingram and any Unknown Tenants.

ORDERED on the date affixed in the signature below, in Pensacola, Escambia County, Florida.



signed by TERRY D TERRELL in 2021 CA 002433  
on 02/04/2022 14:01:15 gyYWR8I2

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Terry D. Terrell  
SENIOR JUDGE

Conformed copies to:

John "Jay" A. Fraiser, Jr.  
Moorhead Law Group  
127 Palafox Place, Suite 200  
Pensacola, FL 32502  
[CAGroup@moorheadlaw.com](mailto:CAGroup@moorheadlaw.com)

Howard R. Ingram, Judith A. Ingram and any Unknown Tenants  
103 Donette Loop, Daphne, AL 36526