



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

0424-30

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | IL IL IRA INESTMENTS 3641 N.52 AVE HOLLYWOOD, FL 33021 | Application date | Oct 25, 2023 |
| Property description | ARD JACK D 5526 PIPELINE RD PENSACOLA, FL 32505 5526 PIPELINE RD 04-1851-000 BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 (Full legal attached.) | Certificate # | 2021 / 1490 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/1490 | 06/01/2021 | 246.64 | 12.33 | 258.97 |
| # 2023/1624 | 06/01/2023 | 191.71 | 9.59 | 201.30 |
| # 2022/1649 | 06/01/2022 | 216.49 | 10.82 | 227.31 |
| →Part 2: Total* | | | | 687.58 |

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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2020/1879 | 06/01/2020 | 256.69 | 6.25 | 34.65 | 297.59 |
| Part 3: Total* | | | | | 297.59 |

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) | 985.17 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 606.14 |
| 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) | 1,966.31 |

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: Escambia, Florida
Signature, Tax Collector or Designee Date October 31st, 2023

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

| 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 + 18.75

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 INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300608

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
IL
IL IRA INESTMENTS
3641 N.52 AVE
HOLLYWOOD, FL 33021,

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 |
|----------------|-----------------|------------|---|
| 04-1851-000 | 2021/1490 | 06-01-2021 | BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524 |

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
IL
IL IRA INESTMENTS
3641 N.52 AVE
HOLLYWOOD, FL 33021

10-25-2023
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 | | Assessments | | | | |
|--|---|---|-------------|--------------|--------------|----------------|
| Parcel ID: | 441S302000004015 | Year | Land | Imprv | Total | Cap Val |
| Account: | 041851000 | 2023 | \$8,978 | \$29,175 | \$38,153 | \$38,153 |
| Owners: | ARD JACK D | 2022 | \$8,978 | \$27,215 | \$36,193 | \$22,843 |
| Mail: | 5526 PIPELINE RD PENSACOLA, FL 32505 | 2021 | \$8,978 | \$21,428 | \$30,406 | \$22,178 |
| Situs: | 5526 PIPELINE RD 32505 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for New Homestead Exemption Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | Report Storm Damage | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| Sales Data | | | | | | 2023 Certified Roll Exemptions | |
|--|-------------|-------------|--------------|-------------|--|---|--|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None | |
| 06/1992 | 3198 | 524 | \$9,300 | WD | | Legal Description BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB... | |
| 06/1980 | 1446 | 959 | \$9,300 | SC | | | |
| 01/1967 | 326 | 120 | \$100 | WD | | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features | |
| | | | | | | None | |

| Parcel Information | | Launch Interactive Map | |
|---|----------------------|--|--|
| Section | | | |
| Map Id: | | | |
| 44-1S-30-1 | | | |
| Approx. Acreage: | 0.2687 | | |
| Zoned: | HDMU HDMU HDMU | View Florida Department of Environmental Protection (DEP) Data | |
| Evacuation & Flood Information | | | |
| Open Report | | | |
| | | Buildings | |
| Address: 5526 PIPELINE RD, Year Built: 1951, Effective Year: 1951, PA Building ID#: 68432 | | | |

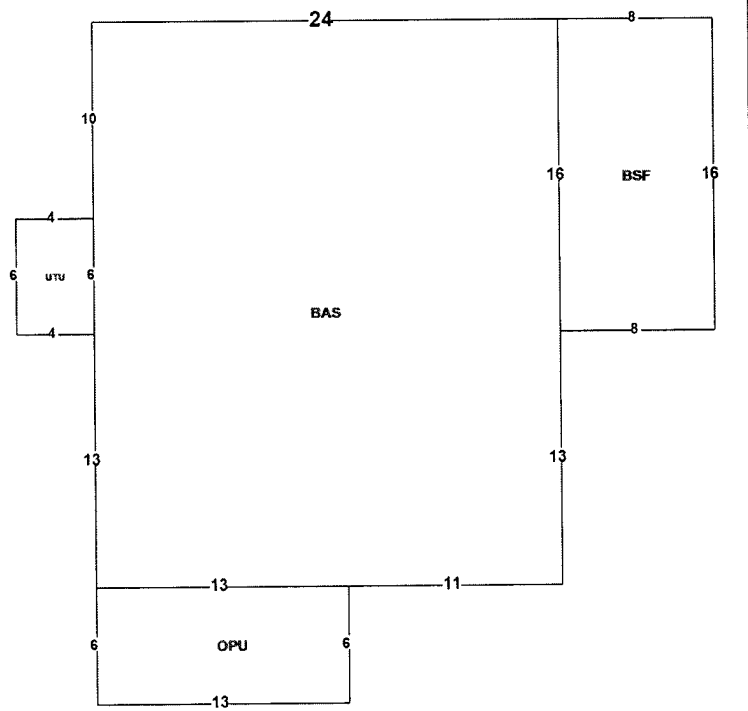
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-PINE/SOFTWOOD
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 926 Total SF

BASE AREA - 696
BASE SEMI FIN - 128
OPEN PORCH UNF - 78
UTILITY UNF - 24



Images



3/6/2019 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:11/01/2023 (tc.6702)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **IL IRA INVESTMENTS** holder of **Tax Certificate No. 01490**, 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:

BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041851000 (0424-30)

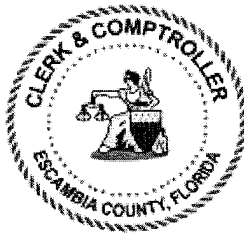
The assessment of the said property under the said certificate issued was in the name of

JACK D ARD

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 1st day of November 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



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 #: 04-1851-000 CERTIFICATE #: 2021-1490

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 2, 2004 to and including January 2, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: January 8, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 8, 2024

Tax Account #: **04-1851-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JACK D ARD**

By Virtue of Warranty Deed recorded 6/30/1992 in OR 3198/524 and Affidavit of Death for Patricia D Ard recorded 12/30/1997 in OR 4206/999

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. Code Enforcement Order in favor of Escambia County recorded 2/21/2020 OR 8250/1035

b. Notice of Lien in favor of Emerald Coast Utilities Authority recorded 4/19/2023 OR 8963/1438

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 04-1851-000

Assessed Value: \$38,153.00

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): **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: APRIL 3, 2024

TAX ACCOUNT #: 04-1851-000

CERTIFICATE #: 2021-1490

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2023</u> tax year. |

JACK D ARD AKA JACK DIMSEY ARD
5526 PIPELINE RD
PENSACOLA, FL 32505

EMERALD COAST UTILITIES
AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

ESCAMBIA COUNTY CODE ENFORCEMENT
3363 W PARK PL
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 8th 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 8, 2024

Tax Account #:04-1851-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N
AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE
100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P
959 OR 3198 P 524**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1851-000(0424-30)

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

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by:

Billie Bell
6660 Forest Green Rd
Pensacola, FL 32505

Property Appraisers Parcel Identification (Folio) Number(s):

Grantees S.S. #s):

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

3198 524

Escambia Paper & Printing Co., Inc. 1987

FILED
PUBLIC
ESC
JUN 30 1 58 PM '92
JACKSONVILLE

968317

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 22nd day of June A.D. 1992 by

The Estate of Bennie C. Johns, Billie Bell, administrator
hereinafter called the grantor, to Jack D. and Patricia D. Ard husband and wife

whose post office address is 5526 Pipeline Road
Pensacola, FL 32505

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Escambia County, State of Florida, viz:

beg at intersection of the n/1 of city rd. Michigan Ave. and east line of United Gas Co. Pipe Line thence run north along east line of United Gas Co pipe line at 92 degrees, twenty minutes angle from the city rd. Michigan Ave. a distance of 2000 ft. for point of beginning. thence continue north along east line of pipe line 120 ft thence run easterly and parallel to county rd. Michigan Ave 100 ft thence run southerly and parallel to east line of pipe line a distance of 120 ft; thence run westerly and parallel to Michigan Ave. a distance of 100 ft. to point of beg. of this description lying and being in section 44, township 1, south range 30; west Escambia county, Fl.

This instrument will cancel mortgage notes recorded in book 1446, pg. 959 and book 1545, pg. 126, giving clear deed to property.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1992.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Dorothy G. Bishop

DOROTHY G BISHOP

Shirley Larsen

SHIRLEY LARSEN

D. S. PD. \$55.80

DATE June 30, 1992

JOE A. FLOWERS, COMPTROLLER

BY: D.G.

CERT. REG. #59-2043328-27-01

Signature

Printed Signature

STATE OF FLORIDA

COUNTY OF ESCAMBIA

BILLIE BELL

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that

executed the same, that I relied upon the following form of identification of the above-named person: FLORIDA

DRIVERS LICENSE B400-070-29-926-0 and that an oath (was/was not) taken.

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this

30TH day of JUNE A.D. 1992

Dorothy G. Bishop

DOROTHY G BISHOP CC143165

Printed Notary Signature

Notary Public, State of Florida

My Commission Expires Oct. 6, 1995

Bonded Thru Tray Fain - Insurance Inc.

DEC DEC 30 1997 10:55PM WHITNEY LASER PRO

FAX NO. 904 432 1986

P.22

UR BK 4206 PGO999
Escambia County, Florida
INSTRUMENT 97-444554

RCD Dec 30, 1997 08:11 am
Escambia County, Florida

AFFIDAVIT RE: DEATH OF:

Patricia D. Ard

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-444554

STATE OF Florida
COUNTY OF Escambia

I, Charles W Robinson, after being duly
sworn, depose and say that:

1. I have reviewed a certified copy of the death certificate of Patricia D. Ard ("the deceased") in connection with the sale or finance of real property and have retained it in my file.
2. Said death certificate was issued by Office of Vital Statistics State of Florida and bears the following number 5122425.
3. Said death certificate is not attached hereto as an exhibit. The death certificate contains the following information:
Sex: Female
Date of Birth: 1-22-44
Date of Death: 12-2-97
Place of Death: Residence - 5526 Pipeline Rd, Pensacola, FL
Place of Residence: 5526 Pipeline Rd., Pensacola, FL
Marital Status: Married
Social Security No.: [REDACTED]
Informant's Name and Address: W.R. Bell, M.D., 5151 N. 9th Ave, Pensacola, FL 32504
Surviving Spouse: Jack D. Ard
Other: [REDACTED]
4. Affiant specifically disclaims any liability to any person who may rely upon this affidavit.

Charles W Robinson
Affiant
6200 N DAVIS HWY
PENSACOLA FL 32504
850-435-6726
Address and phone number

State of Florida County of Escambia

The above named affiant CHARLES ROBINSON, personally appeared before me this 16 day of Dec 1997 and is personally known to me or produced as identification and did take and oath.

Karen O'Hara
NOTARY PUBLIC

KAREN O'HARA
"Notary Public-State of FL"
Comm. Exp. July 11, 1998
Comm. No. CC 391510

THIS INSTRUMENT WAS PREPARED BY:
KAREN O'HARA
~~SOUTHEAST TITLE OF PENSACOLA, INC.~~
~~1100 N. 14th Ave~~
~~PENSACOLA, FL 32501~~
~~850-435-6726~~

WHITNEY NATIONAL BANK OF FLORIDA
101 WEST GARDEN STREET
PENSACOLA, FL 32501

Recorded in Public Records 2/21/2020 8:29 AM OR Book 8250 Page 1035,
Instrument #2020015578, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 2/19/2020 8:56 AM OR Book 8248 Page 1587,
Instrument #2020014588, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE19095100N
LOCATION: 5526 PIPELINE RD
PR#: 441S302000004015

VS.

ARD JACK D/ ARD, PATRICIA
D
5526 PIPELINE RD
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent or representative, thereof, Lisa Ard
Ashley Brown,
as well as evidence submitted and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinance(s) has occurred and continues:

LDC. Ch. 4. Art. 7. Sec. 4-7.9 Outdoor Storage

Sec. 42-196(a) Nuisance - (A) Nuisance

Sec. 42-196(b) Nuisance - (B) Trash and Debris

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Unsafe Structures - 30-203 (P) Eaves/soffits

Unsafe Structures - 30-203 (T) Windows in bad repair

BK: 8250 PG: 1036

BK: 8248 PG: 1588

Unsafe Structures - 30-203 (U) Broken/cracked**Unsafe Structures - 30-203 (N) Siding**

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **4/18/2020** to correct the violation and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing

Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.

Remove personal property stored outside

If you fail to fully correct the violation within the time required, you will be assessed a fine of **\$25.00** per day, commencing **4/19/2020**. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE(S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS,**

BK: 8250 PG: 1037

BK: 8248 PG: 1589

AND OWING OF DESCRIBED VEHICLE(S). The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$235.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec. 162.09, Fla. Stat., and Sec. 30-35 of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All fees, fines and costs owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

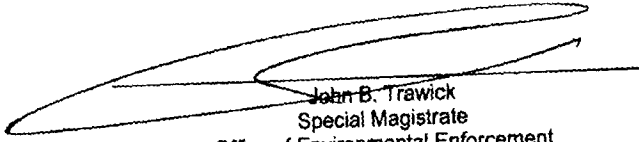
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

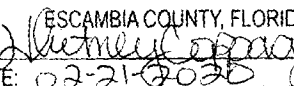
DONE AND ORDERED at Escambia County, Florida on the 11th day of February, 2020.

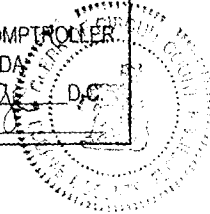
BK: 8250 PG: 1038 Last Page

BK: 8248 PG: 1590 Last Page

DONE AND ORDERED at Escambia County, Florida on the 11th day of
February, 2020.


John B. Trawick
Special Magistrate
Office of Environmental Enforcement

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY:  D.C.
DATE: 02-21-2020



Recorded in Public Records 4/19/2023 9:46 AM OR Book 8963 Page 1438,
Instrument #2023030757, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING,
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524

Customer: ARD JACK DIMSEY

Account Number: 159346-98744

Amount of Lien: \$346.76, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

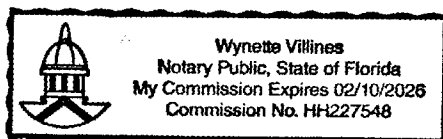
Dated: 04/14/2023

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14TH day of APRIL, 2023, by SUE ELLEN DUMAGUING of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01490 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:

JACK D ARD ECUA
5526 PIPELINE RD 9255 STURDEVANT ST
PENSACOLA, FL 32505 PENSACOLA, FL 32514

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

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 IL IRA INVESTMENTS holder of Tax Certificate No. 01490, 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:

BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041851000 (0424-30)

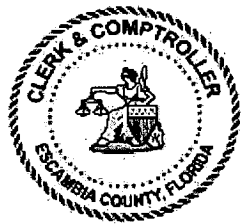
The assessment of the said property under the said certificate issued was in the name of

JACK D ARD

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

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SECTION 44, TOWNSHIP 1 S, RANGE 30 W

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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:

5526 PIPELINE RD 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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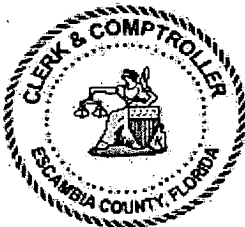
Dated this 30th day of January 2024.

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Personal Services:

JACK D ARD
5526 PIPELINE RD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0424-30

Document Number: ECSO24CIV007226NON

Agency Number: 24-004033

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01490 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JACK D ARD

Defendant:

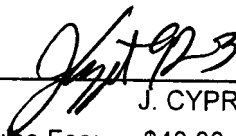
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/23/2024 at 8:41 AM and served same at 8:56 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: _____



J. CYPRET, 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.

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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:

5526 PIPELINE RD 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
JAN 31 2024
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0424-30

Document Number: ECSO24CIV007278NON

Agency Number: 24-004036

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01490 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JACK D ARD

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/23/2024 at 8:41 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JACK D ARD , Writ was returned to court UNEXECUTED on 2/27/2024 for the following reason:

PER RESIDENT, SUBJECT PASSED AWAY YEARS AGO.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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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:

JACK D ARD
5526 PIPELINE RD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FL
CLERK'S OFFICE
2024 FEB 23 AM 8:41
0424-30

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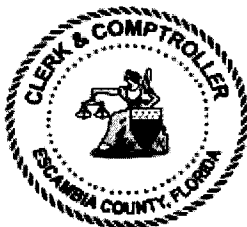
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Personal Services:

JACK D ARD
5526 PIPELINE RD
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

JACK D ARD [0424-30]
5526 PIPELINE RD
PENSACOLA, FL 32505

ECUA [0424-30]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0127 2285 06

9171 9690 0935 0127 2284 90

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0424-30]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0424-30]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2284 83

9171 9690 0935 0127 2284 76

Contact

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 IL IRA INVESTMENTS holder of Tax Certificate No. 01490, 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:

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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

4WR3/6-3/27TD

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-01490 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# 14H053675
Expires 10/14/2024

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
High Bid Tax Deed Sale

Cert # 001490 of 2021 Date 4/3/2024
Name TOMAS CONSTANTION

Cash Summary

| | |
|--------------|-------------|
| Cash Deposit | \$760.00 |
| Total Check | \$14,588.90 |
| Grand Total | \$15,348.90 |

| | | | |
|--|-------------|-------------------------|-------------|
| Purchase Price (high bid amount) | \$15,200.00 | Total Check | \$14,588.90 |
| + adv recording deed | \$10.00 | Adv Recording Deed | \$10.00 |
| + adv doc. stamps deed | \$106.40 | Adv Doc. Stamps | \$106.40 |
| + Adv Recording For Mailing | \$18.50 | | |
| | | | |
| Opening Bid Amount | \$2,688.67 | Postage | \$29.60 |
| | | Researcher Copies | \$0.00 |
| - postage | \$29.60 | | |
| - Researcher Copies | \$0.00 | | |
| | | Adv Recording Mail Cert | \$18.50 |
| - Homestead Exempt | \$0.00 | | |
| | | Clerk's Prep Fee | \$14.00 |
| =Registry of Court | \$2,659.07 | Registry of Court | \$2,659.07 |
| Purchase Price (high bid) | \$15,200.00 | | |
| -Registry of Court | \$2,659.07 | Overbid Amount | \$12,511.33 |
| -advance recording (for mail certificate) | \$18.50 | | |
| -postage | \$29.60 | | |
| -Researcher Copies | \$0.00 | | |
| = Overbid Amount | \$12,511.33 | | |

PAM CHILDERS
 Clerk of the Circuit Court

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 001490
 Sold Date 4/3/2024
 Name TOMAS CONSTANTION**

| | |
|-----------------------------|-------------|
| RegistryOfCourtT = TAXDEED | \$2,659.07 |
| overbidamount = TAXDEED | \$12,511.33 |
| PostageT = TD2 | \$29.60 |
| Researcher Copies = TD6 | \$0.00 |
| prepFee = TD4 | \$14.00 |
| advdocstampsdeed = TAXDEED | \$106.40 |
| advancerecording = TAXDEED | \$18.50 |
| AdvRecordingDeedT = TAXDEED | \$10.00 |

| Date | Docket | Desc |  VIEW IMAGES |
|-----------|-------------|--|--|
| 6/1/2021 | 0101 | CASE FILED 06/01/2021 CASE NUMBER 2021 TD 001490 | |
| 11/1/2023 | TD83 | TAX COLLECTOR CERTIFICATION | |
| 11/1/2023 | TD84 | PA'S INFO | |
| 11/1/2023 | TD84 | NOTICE OF TDA | |
| 1/10/2024 | TD82 | PROPERTY INFORMATION REPORT | |
| 2/26/2024 | TD81 | CERTIFICATE OF MAILING | |
| 3/8/2024 | CheckVoided | CHECK (CHECKID 133296) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591 | |
| 3/8/2024 | CheckMailed | CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK | |
| 3/8/2024 | TD84 | SHERIFF'S RETURN OF SERVICE | |
| 3/14/2024 | TD84 | CERT MAIL TRACKING | |
| 4/1/2024 | TD84 | PROOF OF PUBLICATION | |

FEES

| EffectiveDate | FeeCode | FeeDesc | TotalFee | AmountPaid | WaivedAmount | AmountOutstanding |
|----------------------|---------|------------------------|----------|------------|--------------|-------------------|
| 11/1/2023 2:22:07 PM | RECORD2 | RECORD FEE FIRST PAGE | 10.00 | 10.00 | 0.00 | 0.00 |
| 11/1/2023 2:22:08 PM | TAXDEED | TAX DEED CERTIFICATES | 320.00 | 320.00 | 0.00 | 0.00 |
| 11/1/2023 2:22:07 PM | TD1 | TAX DEED APPLICATION | 60.00 | 60.00 | 0.00 | 0.00 |
| 11/1/2023 2:22:07 PM | TD4 | PREPARE ANY INSTRUMENT | 7.00 | 7.00 | 0.00 | 0.00 |
| 11/1/2023 2:22:08 PM | TD7 | ONLINE AUCTION FEE | 59.00 | 59.00 | 0.00 | 0.00 |
| | | Total | 456.00 | 456.00 | 0.00 | 0.00 |

RECEIPTS

| ReceiptDate | ReceiptNumber | Received from | payment_amt | applied_amt | refunded_amt |
|----------------------|---------------|------------------------|-------------|-------------|--------------|
| 11/1/2023 2:24:59 PM | 2023081036 | IL IRA INVESTMENTS LLC | 456.00 | 456.00 | 0.00 |

| | | | | | |
|----------------------|------------------|---------------|------------------------|--------------|--------------------------------------|
| | | Total | 456.00 | 456.00 | 0.00 |
| REGISTRY | | | | | |
| CashierDate | Type | TransactionID | TransactionName | Name | Status |
| 3/8/2024 11:09:28 AM | Check (outgoing) | 101874306 | BALLINGER PUBLISHING | PO BOX 12665 | 200.00 900036790 CLEARED ON 3/8/2024 |
| 11/1/2023 2:24:59 PM | Deposit | 101840618 | IL IRA INVESTMENTS LLC | | 320.00 Deposit |
| Deposited | | Used | | Balance | |
| 320.00 | | 11,600.00 | | -11,280.00 | |

Auction Results Report

** Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after the sale.



Sale Date

Case ID

Parcel

Bidder

Winning Bid

Deposit

Auction Balance

Clerk Fees

Rec Fees

EA Fee

POPR Fee

Doc ** Stamps

Total Due

Certificate Number

Name On Title

Title Address

04/03/2024

2021 TD 00158

461S3

0.00

\$53.90

\$7,411.40

01589

Leticia Blone

931 nw 1st st Miar

04/03/2024

2021 TD 00149

441S3

0.00

\$106.40

\$14,588.90

01490

REAL STATE INVE

18340 BRIDLE CL

04/03/2024

2020 TD 00763

326N3

0.00

\$66.50

\$9,134.00

07638

Daniel John Riley

62 Younglove Ave

04/03/2024

2019 TD 00636

091N3

0.00

\$23.80

\$3,266.30

06366

Clinton Milstead

2637 W Kingsfield

04/03/2024

2019 TD 00286

172S3

0.00

\$105.70

\$14,493.20

02869

Shelby Lewis

2382 ryale rd Carr

04/03/2024

2018 TD 00775

085N3

0.00

\$280.70

\$38,418.20

07757

David Heath Bryan

6441 W Hwy 4 Ce

04/03/2024

2018 TD 00532

352S3

0.00

\$86.10

\$11,813.60

05324

Robert W. Alexand

4874 la Ventana Te

04/03/2024

2018 TD 00467

391S3

0.00

\$201.60

\$27,604.10

04677

Roman Vashurin

6123 Chablis Ln P

04/03/2024

2018 TD 00374

342S3

0.00

\$151.20

\$193.70

03744

04/03/2024

2018 TD 00066

121S3

0.00

\$39.20

\$5,401.70

00663

Vivian Long

1010 Pennsylvania

04/03/2024

2017 TD 00809

000S0

0.00

\$140.70

\$19,278.20

08098

Covewood Estates

9911 Pandion Trail

04/03/2024

2017 TD 00578

083S3

0.00

\$14.00

\$1,856.50

05786

Georgios kafantari

9583 Scottsdale Di

04/03/2024

2017 TD 00578

083S3

0.00

\$14.00

\$1,856.50

05784

Steven Scott DeHz

22429 Milner stree

04/03/2024

2017 TD 00578

083S3

0.00

\$13.30

\$1,755.80

05783

Investment

15150 Blanco Roa

04/03/2024

2017 TD 00578

083S3

0.00

\$13.30

\$1,755.80

05782

Investment

15150 Blanco Roa

04/03/2024

2017 TD 00578

083S3

0.00

\$11.90

\$54.40

05781

04/03/2024

2017 TD 00578

083S3

0.00

\$11.90

\$54.40

05780

04/03/2024

2017 TD 00577

083S3

0.00

\$11.20

\$1,453.70

05777

Georgios kafantari

9583 Scottsdale Di

04/03/2024

2017 TD 00577

083S3

0.00

\$11.20

\$53.70

05774

04/03/2024

2017 TD 00577

083S3

0.00

\$11.20

\$1,453.70

05773

Aleksandar Cvijetir

3711 Wood Ave. F

04/03/2024

2017 TD 00575

083S3

0.00

\$11.20

\$1,453.70

05757

Georgios kafantari

9583 Scottsdale Di

04/03/2024

2017 TD 00575

083S3

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05756

Thu Hong Thi Ngu

5156 San Miguel S

04/03/2024

2021 TD 00149

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79844

\$15,200.00

Tomas Constantion

Deposit

\$760.00

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024026661 4/10/2024 12:37 PM
OFF REC BK: 9129 PG: 1816 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 01490 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:

JACK D ARD ECUA
5526 PIPELINE RD 9255 STURDEVANT ST
PENSACOLA, FL 32505 PENSACOLA, FL 32514

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

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

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 IL IRA INVESTMENTS holder of Tax Certificate No. 01490, 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:

BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE RAW AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO RW 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524

SECTION 44, TOWNSHIP 1 S, RANGE 30 W
TAX ACCOUNT NUMBER 041851000 (0424-30)

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

JACK D ARD

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

4WR3/6-3/27TD

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-01490 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

Tax deed file number 0424-30

Parcel ID number 441S302000004015

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 01490 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of April 2024, the land was offered for sale. It was sold to **REAL STATE INVESTMENTS, LLC**, 18340 BRIDLE CLUB DR TAMPA FL 33647, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: BEG AT INTER OF E LI OF UNITED GAS CO PIPE LINE R/W AND N LI OF MICHIGAN AVE N AT 92 DEG 20 MIN 2000 FT FOR POB CONT SAME COURSE 120 FT E PARL TO MICHIGAN AVE 100 FT S PARL TO GAS CO R/W 120 FT W PARL TO MICHIGAN AVE 100 FT TO POB OR 1446 P 959 OR 3198 P 524 SECTION 44, TOWNSHIP 1 S, RANGE 30 W

**** Property previously assessed to: JACK D ARD**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$15,200.00) FIFTEEN THOUSAND TWO HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylynda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida



Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 3rd day of April, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

Tax Certificate #

2021 TD 001490

Account #

041851000

Property Owner

Jack D Ard

Property Address

5526 Pipeline Rd 32505

SOLD TO:

Tomas Constention \$15,200.00

Amt Available to Disburse \$

| Disbursed to/for: | Amount: |
|--|---------------|
| Recording Fees (from TXD receipt) | \$ 134.90 ✓ |
| Clerk Registry Fee (fee due clerk tab) | \$ 205.17 ✓ |
| Tax Collector Fee (from redeem screen) | \$ 18.75 ✓ |
| Certificate holder/taxes & app fees | \$ 2,640.32 ✓ |
| Refund High Bidder unused sheriff fees | \$ 40.00 ✓ |
| Additional taxes | \$ 0 ✓ |
| Postage final notices | \$ 0 ✓ |
| CODE ENF LIEN | \$ 12,306.16 |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |

| Check # | Balance |
|------------------------|--------------|
| | \$ |
| Key Fee in BM as OR860 | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ |
| | \$ 12,306.16 |
| | \$ |
| 7 | \$ 0 |
| | \$ |
| | \$ |
| | \$ |
| | \$ |

BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!

Post sale process:

- Tax Deed Results Report to Tax Collector
- Print Deed/Send to Admin for signature
- Request check for recording fees/doc stamps
- Request check for Clerk Registry fee/fee due clerk
- Request check for Tax Collector fee (\$6.25 etc)
- Request check for certificate holder refund/taxes & app fees
- Request check for any unused sheriff fees to high bidder
- Print Final notices to all lienholders/owners
- Request check for postage fees for final notices
- Determine government liens of record/ amounts due
- Record Tax Deed/Certificate of Mailing
- Copy of Deed for file and to Tax Collector

Lien Information:

| | | |
|---|---------------|------------------|
| ✓ | | |
| ✓ | | |
| ✓ | CODE ENF LIEN | Due \$ 31883.00 |
| ✓ | 8250/1035 | Paid \$ 12306.16 |
| ✓ | ECUQ | Due \$ NOT |
| ✓ | 89603/1438 | Paid \$ ENOUGH |
| ✓ | | Due \$ SURPLUS |
| | | Paid \$ |
| | | Due \$ |
| | | Paid \$ |
| | | Due \$ |
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| | | Due \$ |
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| | | Due \$ |
| | | Paid \$ |
| | | Due \$ |
| | | Paid \$ |
| | | Due \$ |
| | | Paid \$ |

Notes: * CODE ENF NOT IN COMPLIANCE AS OF 4/9/24

- \$ 235.00 COURT COST - (pd)
- \$ 1399.00 ABATEMENT - (pd)
- \$ 124.00 RECORDING - pd \$ 100
- \$ 36,125.00 daily fines - pd
- \$ 37,883.00

\$ 19,512.16

Mylanda Johnson (COC)

From: Chinnia M. Moore
Sent: Tuesday, April 9, 2024 3:58 PM
To: Mylanda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine E. Williams; Tara D. Cannon; Terrance D. Davis
Cc: COC TaxDeeds
Subject: Re: 5526 Pipeline Rd / CE19095100N (Tax Deed case 2021 TD 01490)

\$37,883.00 (w/ recording fees)
Still in violations \$36,125.00 daily fines and abatement \$1399.00, court cost \$235.00 total \$37,759.00

Chinnia Moore
Environmental Enforcement
Services Coordinator
Monday-Thursday 7am-5:30pm
Main Line 850-595-1820 X2
Fax 850-595-0149

Approved

\$12,306.16

235.00 COURT COST
1399.00 ABATEMENT
\$100.00 RECORDING
\$10,512.16 TOWARDS DAILY FINES

From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Tuesday, April 9, 2024 3:07 PM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarr@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Tara D. Cannon <tdcannon@myescambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>

Subject: 5526 Pipeline Rd / CE19095100N (Tax Deed case 2021 TD 01490)

Hi ladies,

Is the following property in compliance? It sold at auction to REAL STATE INVESTMENTS, LLC, 18340 BRIDLE CLUB DR, TAMPA FL 33647.

We have surplus funds to disburse.

If it's not in compliance, can you please provide an approximate payoff through the sale date of 4/3/2024?

Thank you!

Recorded in Public Records 2/21/2020 8:29 AM OR Book 8250 Page 1035,
Instrument #2020015578, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 2/19/2020 8:56 AM OR Book 8248 Page 1587,
Instrument #2020014588, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE19095100N
LOCATION: 5526 PIPELIN
PR#: 441S3020000I**

VS.

**ARD JACK D/ ARD, PATRICIA
D
5526 PIPELINE RD
PENSACOLA, FL 32505**

RESPONDENT(S)

ADDED



Mylanda Johnson

Operations Supervisor
850-595-4813

mjohnson@escambiaclerk.com

**Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 Palafox Place Ste 110, Pensacola, FL 32502
www.EscambiaClerk.com**

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

21/01490

January 8, 2024
Tax Account #: 04-1851-000

1. The Grantee(s) of the last deed(s) of record is/are: **JACK D ARD**

By Virtue of Warranty Deed recorded 6/30/1992 in OR 3198/524 and Affidavit of Death for Patricia D Ard recorded 12/30/1997 in OR 4206/999

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. **Code Enforcement Order in favor of Escambia County recorded 2/21/2020 OR 8250/1035**
b. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 4/19/2023 OR 8963/1438**

→ IN COMPLIANCE?

2020 CL 015578

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.

Tax Account #: 04-1851-000

Assessed Value: \$38,153.00

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): **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.