



# 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

1224-22

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	ORDOYNE AMBROSE J III 1412 W GARDEN ST PENSACOLA, FL 32501 1412 W GARDEN ST 15-2802-000 E 6 FT 4 IN OF LT 18 ALL LTS 19 20 & 21 BLK 48 MAXENT TRACT OR 4855 P 567 CA 104	Certificate #	2022 / 7483
		Date certificate issued	06/01/2022

## 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)
# 2022/7483	06/01/2022	1,449.62	72.48	1,522.10
→Part 2: Total*				1,522.10

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/7653	06/01/2023	1,480.43	6.25	94.99	1,581.67
Part 3: Total*					1,581.67

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,103.77
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,404.55
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,883.32

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: <u>Candice Lewis</u>	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>April 22nd, 2024</u>

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.	59,236
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/04/2024</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: 2400156

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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

Account Number	Certificate No.	Date	Legal Description
15-2802-000	2022/7483	06-01-2022	E 6 FT 4 IN OF LT 18 ALL LTS 19 20 & 21 BLK 48 MAXENT TRACT OR 4855 P 567 CA 104

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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-11-2024  
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:	000S009080018048					Year	Land	Imprv	Total	Cap Val
Account:	152802000					2023	\$71,698	\$122,931	\$194,629	\$118,472
Owners:	ORDOYNE AMBROSE J III					2022	\$71,698	\$112,168	\$183,866	\$115,022
Mail:	1412 W GARDEN ST PENSACOLA, FL 32501					2021	\$71,698	\$90,208	\$161,906	\$111,672
Situs:	1412 W GARDEN ST 32502					Disclaimer				
Use Code:	SINGLE FAMILY RESID 					Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					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)	HOMESTEAD EXEMPTION				
02/2002	4855	567	\$139,900	WD		Legal Description				
03/1999	4382	1022	\$100	WD		E 6 FT 4 IN OF LT 18 ALL LTS 19 20 & 21 BLK 48 MAXENT				
06/1997	4145	492	\$52,500	WD		TRACT OR 4855 P 567 CA 104				
01/1992	3111	731	\$100	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						FRAME GARAGE METAL BUILDING				

Parcel Information

[Launch Interactive Map](#)

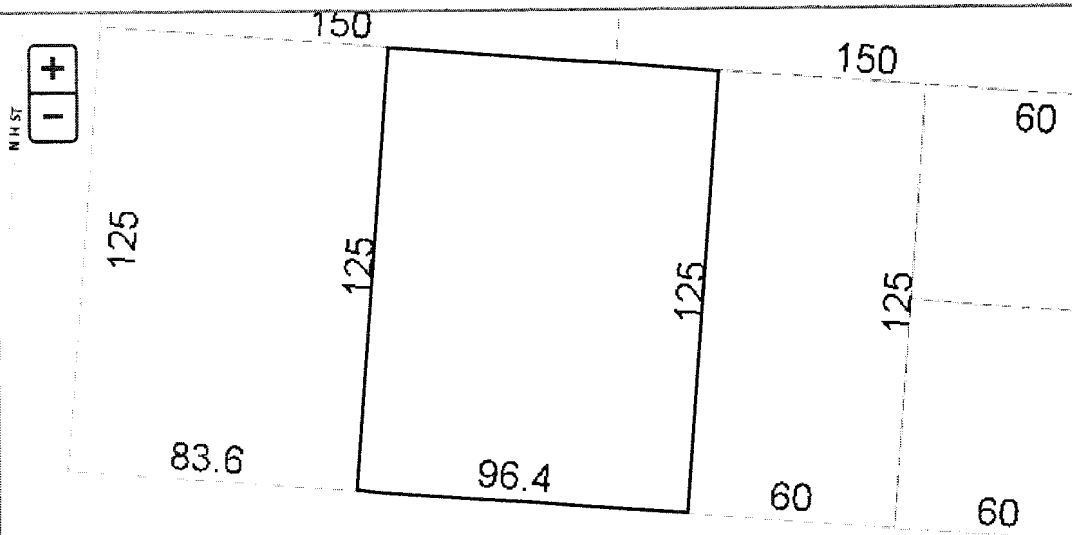
Section  
Map Id:  
CA104

Approx.  
Acreage:  
0.2860

Zoned: 

C-1  
C-1  
C-1  
C-1  
C-1  
C-1  
C-1  
C-1

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



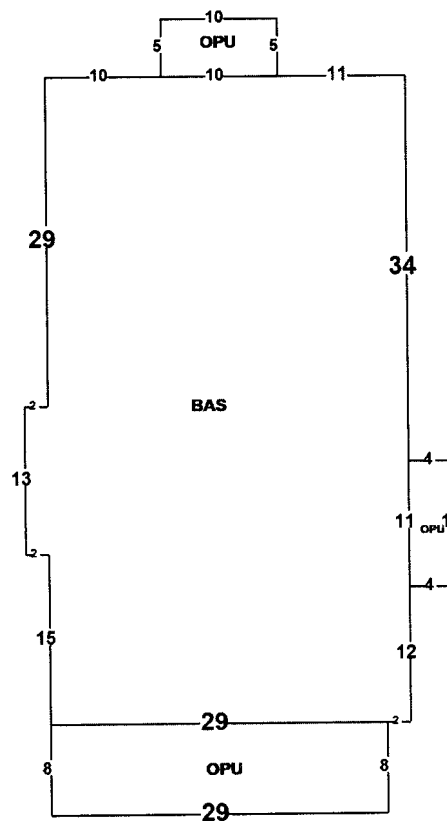
[View Florida Department of Environmental Protection\(DEP\) Data](#)


#### Buildings

Address: 1412 W GARDEN ST, Year Built: 1940, Effective Year: 1970, PA Building ID#: 26404

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-ASBESTOS SIDING  
FLOOR COVER-PINE/SOFTWOOD  
FOUNDATION-WOOD/SUB FLOOR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-ROLLED ROOFING  
ROOF FRAMING-GABLE-HI PITCH  
STORY HEIGHT-12  
STRUCTURAL FRAME-WOOD FRAME



 Areas - 2119 Total SF

BASE AREA - 1793

OPEN PORCH UNF - 326

#### Images



2/29/2024 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 **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 07483**, issued the **1st day of June, A.D., 2022** 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:

**E 6 FT 4 IN OF LT 18 ALL LTS 19 20 & 21 BLK 48 MAXENT TRACT OR 4855 P 567 CA 104**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 152802000 (1224-22)**

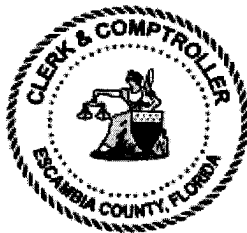
The assessment of the said property under the said certificate issued was in the name of

**AMBROSE J ORDOYNE III**

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 December, which is the **4th day of December 2024**.

Dated this 26th day of April 2024.

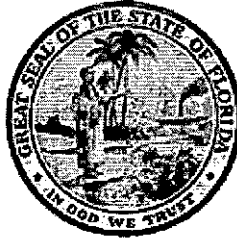
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

**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: 152802000 Certificate Number: 007483 of 2022**

**Payor: AMBROSE J ORDOYNE III 1412 W GARDEN ST PENSACOLA, FL 32501 Date**  
**5/29/2024**

Clerk's Check #	6650604912	Clerk's Total	<del>\$510.72</del> <b>\$5,105.66</b>
Tax Collector Check #	1	Tax Collector's Total	<del>\$5,475.57</del>
		Postage	<del>\$100.00</del>
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$6,103.29</del> <b>\$5,122.66</b>

**PAM CHILDERS**  
 Clerk of the Circuit Court

Received By  
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502**  
**(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
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 MIS  
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 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 # 2022 TD 007483  
 Redeemed Date 5/29/2024**

**Name AMBROSE J ORDOYNE III 1412 W GARDEN ST PENSACOLA, FL 32501**

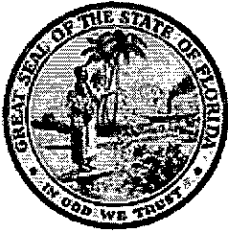
Clerk's Total = TAXDEED	\$510.72 <b>\$5,105.66</b>
Due Tax Collector = TAXDEED	\$5,475.57
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

**• For Office Use Only**

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 152802000 Certificate Number: 007483 of 2022**

Redemption ☐ Yes ☒ No
 Application Date 
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="5/28/2024"/>
Months	8	1
Tax Collector	<input type="text" value="\$4,883.32"/>	<input type="text" value="\$4,883.32"/>
Tax Collector Interest	\$586.00	\$73.25
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$5,475.57	<input type="text" value="\$4,962.82"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$54.72	\$6.84
Total Clerk	\$510.72	<input type="text" value="\$462.84"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,103.29	\$5,442.66
	Repayment Overpayment Refund Amount	\$660.63



**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 #: 15-2802-000 CERTIFICATE #: 2022-7483

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: August 9, 2004 to and including August 9, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: August 15, 2024

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

August 15, 2024

Tax Account #: **15-2802-000**

1. The Grantee(s) of the last deed(s) of record is/are: **AMBROSE JOSEPH ORDOYNE III**

**By Virtue of Warranty Deed recorded 2/20/2002 in OR 4855/567**

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 UniFund CCR Partners LLC recorded 1/24/2007 OR 6073/1604**

**b. Judgment in favor of Asset Acceptance LLC recorded 1/20/2017 OR 7655/1120**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 15-2802-000**

**Assessed Value: \$118,472.00**

**Exemptions: HOMESTEAD**

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:** DEC 4, 2024

**TAX ACCOUNT #:** 15-2802-000

**CERTIFICATE #:** 2022-7483

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**AMBROSE J ORDOYNE III**  
**1412 W GARDEN ST**  
**PENSACOLA, FL 32501**

**AMBROSE JOSEPH ORDOYNE III**  
**2000 W GARDEN STREET**  
**PENSACOLA, FL 32501**

**UNIFUND CCR PARTNERS LLC**  
**10625 TECHWOODS CIRCLE**  
**CINCINNATI, OH 45242**

**ASSET ACCEPTANCE LLC**  
**320 E BIG BEAVER RD SUITE 300**  
**TROY, MI 48083**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of Aug, 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**

**August 15, 2024**

**Tax Account #:15-2802-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**E 6 FT 4 IN OF LT 18 ALL LTS 19 20 & 21 BLK 48 MAXENT TRACT OR 4855 P 567 CA 104**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 15-2802-000(1224-22)**

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

1500  
979.30

DR BK 4855 PG0567  
Escambia County, Florida  
INSTRUMENT 2002-934303

Prepared by and return to:  
Faith H Woods, Legal Assistant  
Smith, Sauer & DeMaria  
510 East Zaragoza  
Pensacola, FL 32501  
File Number: 1-7606-002

DEED DOC STAMPS PD @ ESC CO \$ 979.30  
02/20/02 ERNIE LEE WRIGHT, CLERK  
By: *[Signature]*

Grantee S.S. No. \_\_\_\_\_  
Parcel Identification No. \_\_\_\_\_

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 18th day of February, 2002 between Deborah Dunlap as Trustee(s) of the Deborah Dunlap Living Trust dated May 16, 1996 whose post office address is P.O. Box 346, Pensacola, FL 32592 of the County of Escambia, State of Florida, grantor\*, and Ambrose Joseph Ordoyne, III, a single man whose post office address is 2000 W. Garden Street, Pensacola, FL 32501 of the County of Escambia, State of Florida, grantee\*,

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County Florida, to-wit:

**Parcel I**

The east 6'4" of Lot 18 and all of lot 19, and the west 14 1/2 ' of lot 20, Block 48, Maxent Tract, in the City of Pensacola as shown on map of said city copyrighted by Thomas C. Watson in 1906.

**And**

**Parcel II**

Lot 21 and the east 15 1/2 feet of lot 20, block 48, of the Maxent Tract, per map of the City of Pensacola copyrighted by Thomas C. Watson in 1906, said premises being known as 1410 West Garden Street, Pensacola, Florida

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

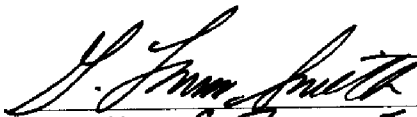
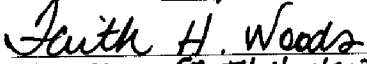
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

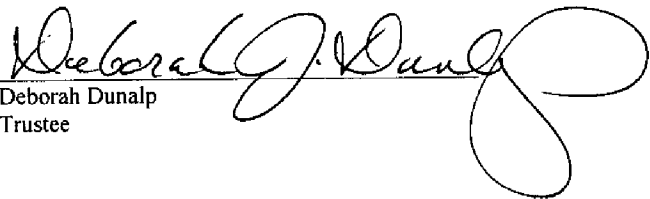
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

OR BK 4855 P60568  
Escambia County, Florida  
INSTRUMENT 2002-934303

Signed, sealed and delivered in our presence:

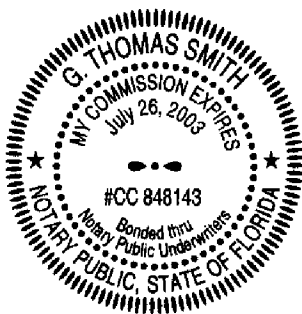
  
Witness Name: G. Thomas Smith  
  
Witness Name: FAITH H WOODS

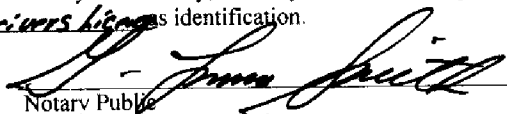
  
Deborah Dunalp  
Trustee

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 18th day of February, 2002 by Deborah Dunalp, Trustee, who  
☐ is personally known or ☒ has produced a Florida Drivers License as identification.

[Notary Seal]



  
Notary Public

Printed Name: G. Thomas Smith

My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

OR BK 4855 PG0569  
Escambia County, Florida  
INSTRUMENT 2002-934303

RCD Feb 20, 2002 01:57 pm  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-934303

### ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: 1410 & 1412 W. Garden Street  
Legal Address of Property: 1410 & 1412 W. Garden Street, Pensacola, FL 32501

The County ( ) has accepted ( X ) has not accepted the abutting roadway for maintenance at the above address.

This form completed by: Smith, Sauer & DeMaria, 510 East Zaragoza Street, Pensacola, Florida 32501  
(Information provided by Public Works, Road & Bridges Division, Escambia County, Florida)

Buyer(s):

Faith H Woods  
Witness Name: FAITH H WOODS  
G. Thomas Smith  
Witness Name: G. Thomas Smith

Ambrose Joseph Ordoyne, III  
Ambrose Joseph Ordoyne, III

Seller(s):

Faith H Woods  
Witness Name: FAITH H WOODS  
G. Thomas Smith  
Witness Name: G. Thomas Smith

Deborah Dunlap  
Deborah Dunlap  
Trustee

Recorded in Public Records 01/24/2007 at 11:12 AM OR Book 6073 Page 1604,  
Instrument #2007007399, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50

Recorded in Public Records 03/31/2006 at 11:06 AM OR Book 5872 Page 1858,  
Instrument #2006032358, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

7

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY, FLORIDA

CIVIL DIVISION

CASE NO: 2004-CC-005655

Florida Bar No: 308781

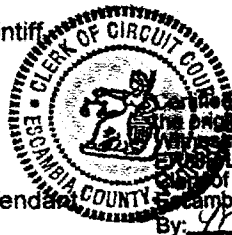
UNIFUND CCR PARTNERS, LLC,

Plaintiff

vs.

AJ ORDOYNE, III,

Defendant



I certify to be a true copy  
of the original on file in this office  
verified by my hand and official seal  
ERNEE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: Mary M. Lee D.C.  
Date: 1-24-07

FILED  
CIVIL DIVISION  
2006 MAR 28 A 9:26  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

### FINAL SUMMARY JUDGMENT

THIS CAUSE coming on to be heard upon the Plaintiff's Motion for Summary Judgment and the Court having heard argument of Plaintiff's counsel and the Court being otherwise fully advised in the premises, it is accordingly

#### CONSIDERED ORDERED AND ADJUDGED:

1. That the Defendant, AJ ORDOYNE, III, was properly noticed for this hearing and did not appear.
2. That the Plaintiff's Motion for Summary Judgment against the Defendant(s), AJ ORDOYNE, III, be and the same is hereby granted.
3. That the Plaintiff, UNIFUND CCR PARTNERS, LLC, whose address is 10625 Techwoods Circle, Cincinnati, OH 45242, hereby recovers from the Defendant(s), AJ ORDOYNE, III, social security number [REDACTED] whose address is 2000 W. GARDEN STREET, PENSACOLA, FLORIDA

Case: 2004 CC 005655

00011242512

Dkt: CC1033 Pg#:

2

BK: 6073 PG: 1605 Last Page

BK: 5872 PG: 1859 Last Page

32501-4422, the sum of \$13,406.87 and court costs in the sum of \$290.00 making a total due and owing the Plaintiff, UNIFUND CCR PARTNERS, LLC, from the Defendant(s), AJ ORDOYNE, III, in the amount of \$13,696.87, for which let execution issue.

4. That interest on said sum shall accrue at the statutory judgment interest rate of 9% until paid in full, pursuant to Florida Statute §55.03.
5. That the Plaintiff hereby recovers prejudgment interest from the Defendant in amount of \$3,818.20, for which let execution issue.

DONE AND ORDERED in Chambers in ESCAMBIA, Florida on this 27 day of March, 2006.

  
~~Judge Joseph F. Rosen~~  
COUNTY COURT JUDGE

Copies furnished to:

POLLACK & ROSEN, P.A.  
JOSEPH F. ROSEN, Esq.  
800 DOUGLAS ROAD  
SUITE 450-NORTH TOWER  
CORAL GABLES, FLORIDA 33134  
TELEPHONE NO: 305-448-0006

AJ ORDOYNE, III  
2000 W. GARDEN STREET  
PENSACOLA, FLORIDA 32501-4422

Recorded in Public Records 1/20/2017 4:51 PM OR Book 7655 Page 1120,  
Instrument #2017004623, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Page 1 of 1

Recorded in Public Records 10/12/2005 at 04:20 PM OR Book 5752 Page 1233,  
Instrument #2005431910, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY  
STATE OF FLORIDA, CIVIL DIVISION

ASSET ACCEPTANCE LLC

Plaintiff,

vs.

Case No: 04CC5607

AMBROSE ORDOYNE 3

Defendant(s).

FINAL SUMMARY JUDGMENT

THIS CAUSE having come to be heard on 09/22/05 upon Plaintiff's Motion for Final Summary Judgment as to Defendant AMBROSE ORDOYNE 3 and the court having examined the record herein, finds that there is no genuine issue of any material fact and that the Plaintiff is entitled to a Summary Judgment as a matter of law, it is therefore,

ORDERED AND ADJUDGED:

That judgment be, and the same is hereby entered in favor of the Plaintiff ASSET ACCEPTANCE LLC, and against the Defendant, AMBROSE ORDOYNE 3, in the following sums:

(a)	Principal balance due	\$6074.95
(b)	Accrued interest to date	\$0.00
(c)	Attorney fees	\$0.00
(d)	Court costs	\$280.00

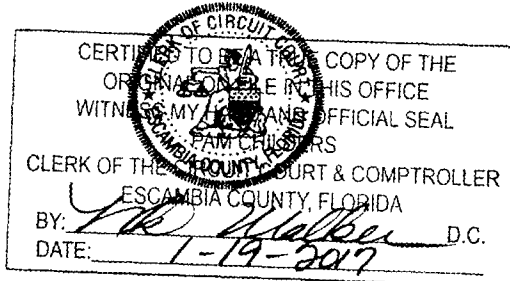
in the total sum of \$6354.95 for which let execution issue and which sum shall hereafter draw interest at the rate of 7% per annum.

DONE AND ORDERED at ESCAMBIA COUNTY COURT this 10 day  
of October, 2005.

*Thomas E. Magaha*  
COUNTY COURT JUDGE

cc: ASSET ACCEPTANCE LLC c/o Rodolfo J. Mero, P.O. Box 9065;  
Brandon, FL 33509, Bar-0103799

AMBROSE ORDOYNE 3 1412 W GARDEN ST , PENSACOLA  
FL 32501



2580263