

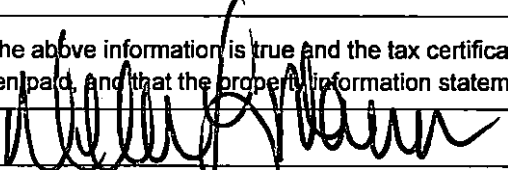


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0425-97

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	PAREKH GEETANJALI P. 754 BOLDER CREEK DR PENSACOLA, FL 32514		Application date	May 31, 2024	
Property description	HERNANDEZ GENARO 2205 S 312TH ST APT C28 FEDERAL WAY, WA 98003 1431 1/2 N 61ST AVE 07-2678-000 BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 (Full legal attached.)		Certificate #	2017 / 3708	
			Date certificate issued	06/01/2017	
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)	
# 2017/3708	06/01/2017	186.26	172.76	359.02	
→Part 2: Total*				359.02	
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)
# 2023/3284	06/01/2023	172.67	6.25	31.08	210.00
# 2022/3263	06/01/2022	147.14	6.25	42.67	196.06
# 2021/3015	06/01/2021	145.49	6.25	76.38	228.12
# 2020/3878	06/01/2020	213.90	6.25	121.92	342.07
# 2019/3572	06/01/2019	180.95	6.25	74.64	261.84
# 2018/3788	06/01/2018	183.90	6.25	107.58	297.73
Part 3: Total*					1,535.82
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)					1,894.84
2. Delinquent taxes paid by the applicant					176.01
3. Current taxes paid by the applicant					0.00
4. Property information report fee					200.00
5. Tax deed application fee					175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)					0.00
7. Total Paid (Lines 1-6)					2,445.85
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 Date June 21st, 2024		
Signature, Tax Collector Designee					

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

46.25

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>04/02/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 7288 P 1626

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400894

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
PAREKH GEETANJALI P.
754 BOLDER CREEK DR
PENSACOLA, FL 32514,

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
07-2678-000	2017/3708	06-01-2017	BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 7288 P 1626

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
PAREKH GEETANJALI P.
754 BOLDER CREEK DR
PENSACOLA, FL 32514

05-31-2024
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:	352S303100009002	Year	Land	Imprv	Total	Cap Val
Account:	072678000	2023	\$11,040	\$0	\$11,040	\$8,014
Owners:	HERNANDEZ GENARO	2022	\$9,715	\$0	\$9,715	\$7,286
Mall:	2205 S 312TH ST APT C28 FEDERAL WAY, WA 98003	2021	\$6,624	\$0	\$6,624	\$6,624
Situs:	1431 1/2 N 61ST AVE 32506	Disclaimer				
Use Code:	VACANT RESIDENTIAL 	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) 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
03/15/2017	7686	645	\$100	QC		<div>Legal Description</div> <div>BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P... </div>
09/19/2016	7592	717	\$100	QC		
05/19/2016	7527	1137	\$3,000	QC		
01/22/2015	7288	1626	\$7,200	TD		
11/03/2008	6404	1991	\$6,000	TD		
06/1989	2722	224	\$100	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<div>Extra Features</div> <div>None</div>

Parcel Information

Section Map Id: 35-2S-30-1

Approx. Acreage: 0.2248

Zoned: MDR

Evacuation & Flood Information [Open Report](#)

[Launch Interactive Map](#)

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

Buildings

Images



3/3/2003 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:06/24/2024 (tc.4337)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEETANJALI P PAREKH** holder of **Tax Certificate No. 03708**, issued the **1st** day of **June, A.D., 2017** 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 SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 7592 P 717

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072678000 (0425-97)

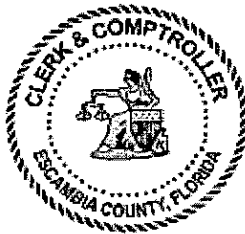
The assessment of the said property under the said certificate issued was in the name of

GENARO HERNANDEZ

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 **2nd** day of **April 2025**.

Dated this 24th day of June 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



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 #: 07-2678-000 CERTIFICATE #: 2017-3708

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: December 12, 2004 to and including December 12, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: December 17, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

December 17, 2024

Tax Account #: **07-2678-000**

1. The Grantee(s) of the last deed(s) of record is/are: **GENARO HERNANDEZ**

By Virtue of Quit Claim Deed recorded 9/19/2016 in OR 7592/717

ABSTRACTOR'S NOTE: PRIOR QUIT CLAIM DEED OF RECORD IN OR 7527/1137 WAS CORRECTED AFTER THE CURRENT DEED IN CHAIN OF TITLE ABOVE IN OR OR 7686/645 SO DUE TO TIME OR CORRECTION WE HAVE INCLUDED PRIOR OWNER FOR NOTICE AS WELL.

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 4/30/2007 – OR 6135/334**
 - b. **Code Enforcement Order in favor of Escambia County recorded 9/6/2013 – OR 7071/1083 together with Cost Order recorded 11/6/2014 – OR 7254/1675**
 - c. **MSBU Lien in favor of Escambia County recorded 8/11/1999 – OR 4451/1235**
 - d. **MSBU Lien in favor of Escambia County recorded 10/5/1998 – OR 4316/1473**
 - e. **Lien in favor of Emerald Coast Utilities Authority recorded 4/28/2003 – OR 5123/525**
 - f. **Judgment in favor of Escambia County recorded 5/18/2020**

4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.

Tax Account #: 07-2678-000

Assessed Value: \$8,815.00

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: APR 2, 2025

TAX ACCOUNT #: 07-2678-000

CERTIFICATE #: 2017-3708

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>2024</u> tax year.

GENARO HERNANDEZ
2205 S 312TH ST APT C28
FEDERAL WAY, WA 98003

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

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

GENARO MARTINEZ HERNANDEZ
5161 CRESTWOOD RD
PENSACOLA, FL 32503

LANA STELL FRENCH
4895 MARTINA WAY
GULF BREEZE, FL 32563

GENARO HERNANDEZ
3495 SCENIC HWY
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 16th day of December, 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

December 17, 2024

Tax Account #:07-2678-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF
N1/2 OF LT 3 PLAT DB 100 P 498 OR 7592 P 717**

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-2678-000(0425-97)

**BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF
N1/2 OF LT 3 PLAT DB 100 P 498 OR 7592 P 717. WE DO NOT FIND ACCESS RECORDED FOR
THIS PARCEL**

Prepared by and return to:

TC 12, LLC
514 N. Franklin St. #106
Tampa, FL 33602

[Space Above This Line for Recording Data]

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this **19th** day of **May, 2016**, between **TC 12, LLC**, whose address is **514 Franklin St. Suite 106, Tampa, FL 33602** ("Grantor"), and **Lana Stell French**, whose post office address is **4895 Martina Way Gulf Breeze, FL 32563** ("Grantee").

(Whenever 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, trusts and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of **THREE THOUSAND DOLLARS (\$3,000)** and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim, and demand which Grantor has in and to the following described lands situated, lying, and being in **Escambia County, Florida**, to wit:

Legal Description: BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N 1/2 OF LT 3 PLAT DB 100 P 498 OR 6404P 1991

Parcel Number: 072678000

Property address: 1431 N 61st Ave. 1/2, Pensacola FL 32506

Subject, however to all covenants, conditions, restrictions, reservations, limitations, easements, real estate taxes, utility liens, and to all applicable zoning ordinances, restrictions and prohibitions imposed by governmental authorities, and any adjacent parcel liens or boundary disputes, if any.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantors, either in law or equity, for the use, benefit, and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Harry Floyd

Witness Name: Jane JONES

Jason Eason
Jason Eason, Vice President of MPJF LLC, A Florida Limited Liability Company, as Manager for TC 12, LLC

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this **19th** day of **MAY, 2016**, by **JASON EASON, Vice President of MPJF LLC, A Florida Limited Liability Company, as Manager for TC 12, LLC** X who is personally known to me or _____ who produced the following as identification: _____, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said company.

Notary Seal:



K S P
NOTARY PUBLIC - STATE OF FLORIDA

QUIT CLAIM DEED

This Quitclaim Deed made by **LANA STELL FRENCH**, an unmarried woman, herein called Grantor, to **GENARO HERNANDEZ**, herein called Grantee, whose post office address 3495 Scenic Highway, Pensacola, Florida 32503. (The term "Grantor" and "Grantee" include all the parties in each capacity to this instrument and their respective heirs, personal representatives, successor and assigns.)

WITNESSETH that grantor, in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quitclaims unto the grantee all the right, title, interest, claim and demand which the grantor has in and to the following described real property in Escambia County, Florida, to-wit:

Legal Address of Property: **1431 North 61st Avenue ½, Pensacola, Florida 32506**

BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 6404 P 1991

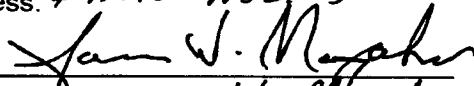
Reference number: 352S303100009002
Account #: 072678000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit, and behoof of the Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, Grantor signed and sealed this deed on the 19th day of September, 2016.

Signed and delivered in the presence of:


Witness: David Nobles
 (SEAL)
LANA STELL FRENCH


Witness: James W. Magaha

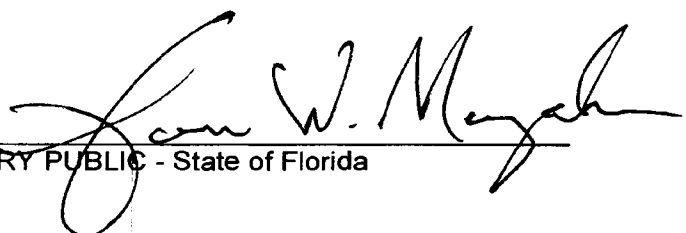
STATE OF FLORIDA
COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared LANA STELL FRENCH, to me known to be the person(s) described in and who executed the foregoing instrument and who presented Florida Driver License as identification.



JAMES W. MAGAHA
MY COMMISSION # FF 001483
EXPIRES: July 11, 2017
Bonded Third Party Notary Services

This instrument prepared by:
James W. Magaha, Esquire
Florida Bar No. 394327
812 N. Spring Street
Pensacola, FL 32501
(850) 438-6224



NOTARY PUBLIC - State of Florida

Acknowledgment

I, **GENARO HERNANDEZ**, acknowledge that James W. Magaha does not represent me in regards to the preparation, negotiation or execution and recording of the Quit Claim Deed, related to **1431 North 61st Avenue ½, Pensacola, Florida 32506**. Said Deed has been prepared by James W. Magaha as attorney for **Lana French**, and as an accommodation for the parties, per their mutual agreement.

GENARO HERNANDEZ has been advised to consult his own attorney regarding this deed and all other matters related to the property. I also acknowledge that no title search has been done nor will any title insurance be issued.

EXECUTED this 19th day of September, 2016.

 Victor Hernandez
Witness


GENARO HERNANDEZ

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of 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, Florida, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County, Florida, does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2 Article V, requires this disclosure be attached along with other attachments to the deed or other method of 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: **1431 North 61st Avenue ½, Pensacola, Florida 32506**

Legal Address of Property: **BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 6404 P 1991**

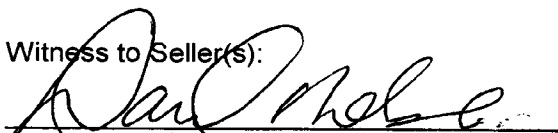
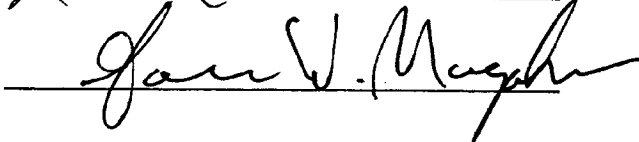
The County () **has accepted** (X) has not accepted the abutting roadway for maintenance.

This form completed by: James W. Magaha, Esquire
Florida Bar. No. 394327
812 North Spring Street
Pensacola, Florida 32501
(850) 438-6224

AS TO SELLER(S):


LANA STELL FRENCH


Witness to Seller(s):

AS TO BUYER(S):


GENARO HERNANDEZ

Witness to Buyer(s):


Victor Hernandez

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

Prepared by and return to:

TC 12, LLC
514 N. Franklin St. #106
Tampa, FL 33602

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CORRECTIVE QUIT CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED is made this **15th** day of **March, 2017**, between **TC 12, LLC, A.K.A. TC12, LLC Buythistaxlien.com** whose address is **514 Franklin St. Suite 106, Tampa, FL 33602** ("Grantor"), and **Lana Stell French**, whose post office address is **4895 Martina Way Gulf Breeze, FL 32563** ("Grantee"). This deed corrects the name of the deed recorded in O.R. Book 7527 Page 1137 and Instrument #2016037833. The Deed Stamps of \$21.00 were paid when the original deed was record on May 20, 2016.

(Whenever 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, trusts and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of **THREE THOUSAND DOLLARS (\$3,000)** and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim, and demand which Grantor has in and to the following described lands situated, lying, and being in **Escambia County, Florida**, to wit:

Legal Description: BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N 1/4 OF LT 3 PLAT DB 100 P 498 OR 6404P 1991

Parcel Number: 072678000

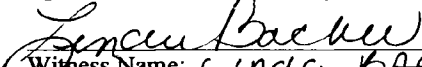
Property address: 1431 N 61st Ave . 1/2 , Pensacola FL 32506

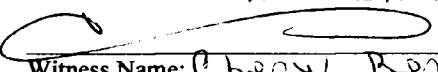
Subject, however to all covenants, conditions, restrictions, reservations, limitations, easements, real estate taxes, utility liens, and to all applicable zoning ordinances, restrictions and prohibitions imposed by governmental authorities, and any adjacent parcel liens or boundary disputes, if any.


TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantors, either in law or equity, for the use, benefit, and profit of the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: LINDA BAEKER


Witness Name: Cheryl Bernal


Jon Franz, Managing Member of MPJF LLC, A Florida Limited Liability Company, as Manager for TC 12, LLC

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this **15th** day of **March, 2017**, by **Jon Franz, Managing Member of MPJF LLC, A Florida Limited Liability Company, as Manager for TC 12, LLC** who is personally known to me or who produced the following as identification: _____, and who acknowledged to and before me that he executed the same freely and voluntarily for the purposes therein expressed under authority duly vested in him by said company.

Notary Seal:





NOTARY PUBLIC - STATE OF FLORIDA

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

ESCAMBIA COUNTY, FLORIDA

Vs.

Case No.: CE 06-05-0354
Location: 1431 ½ North 61st Avenue
PR# 352S30-3100-009-002

Michelle Josephine Coffey
1431 ½ North 61st Avenue
Pensacola, Florida 32506

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,
William Coffey 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 Code of Ordinances _____

30-203 (A)

30 (203) (C)

→ 2004 REPAIRS

has occurred and continues.

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: _____ shall have until 7/26, 2007 to correct the violation and to bring the violation into compliance. Corrective action shall include: _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50.00 per day, commencing 7/27/, 2007. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. Immediately upon your full correction of this violation, you should 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 abate the violation for you and the reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$1,100.00 ^{650.00} are hereby awarded in favor of Escambia County as the prevailing party against Estate of Michelle Coffey

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1), F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners may make all reasonable repairs necessary to bring the property into compliance if the violator does not correct the violation by a specified date.

The costs of such repairs shall be certified to the Special Magistrate and may be added to any fines imposed pursuant to this order.

All monies 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 6708 Plantation Road Pensacola, Florida 32504 and the Escambia County Circuit Court Clerk at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than 30 days from the date of the Order. Failure to timely file a written Notice of Appeal will waive your rights to appeal.

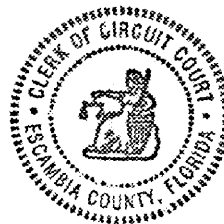
Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

DONE AND ORDERED at Escambia County, Florida on the 26th day of April, 2007.


Robert O. Beasley
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
ERNIE LEE MAGAHA
Clerk of the Circuit Court
Escambia County Florida

By:  D.C.
Date: 9-30-07



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

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#12-09-03845
LOCATION: 1431 N 61st Street 1/2
PR# 352S303100009002**

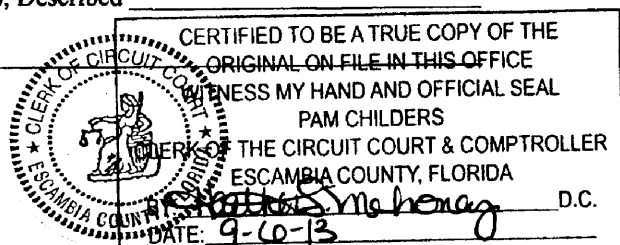
**United Management, Inc
Agent for Equifunding, Inc
P O Box 980
East Lansing, MI 48826**

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,
N/A, 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

- ☒ 42-196 (a) Nuisance Conditions
- ☒ 42-196 (b) Trash and Debris
- ☐ 42-196 (c) Inoperable Vehicle(s); Described _____

- ☒ 42-196 (d) Overgrowth



- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☒ (m) ☐ (n) ☐ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☐ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☐ (cc) ☒ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Article 6 Commercial in residential and non permitted use
- ☐ LDC 4.01.02 and LDC 4.01.04 Land Disturbance without permits
- ☐ LDC 8.03.02 and COO 86-91 Prohibited Signs, Un-permitted Sign ROW
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that: United Management, Inc. shall have until 9/21, 2013 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 all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 50 . 00 per day, commencing 9/25, 2013. 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, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 7,100.00 are awarded in favor of Escambia County as the prevailing party against U.N.W. Mergent Inc.

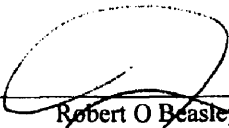
This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute 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 6708 Plantation Road Pensacola, Florida 32504 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 3rd day of September, 2013.


Robert O Beasley
Special Magistrate
Office of Environmental Enforcement

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 12-09-03845
Location: 1431 N 61st Street 1/2
PR# 352S303100009002

United Management, Inc
Agent for Equifunding, Inc
P O Box 980
East Lansing, MI 48826

ORDER

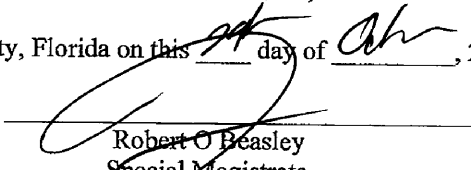
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of September 03, 2013; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (d) Overgrowth, 30-203 (m), and (dd). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated September 03, 2013.

Itemized Cost

a. Fines (\$50.00 per day 9/25/13-7/01/14)	\$ 13,950.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	\$ 4,500.00

Total: \$ 19,550.00

DONE AND ORDERED at Escambia County, Florida on this 25 day of Oct, 2014.


Robert O. Beasley
Special Magistrate
Office of Environmental Enforcement

OR BK 4451 PG1235
Escambia County, Florida
INSTRUMENT 99-643130

RCD Aug 11, 1999 07:52 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-643130

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: SIMPSON FRANCES JOSEPHINE
LIFE EST HENRICHS DORIS
JEAN & COFFEY MICHELLE
JOSEPHINE
1431 1/2 N 61ST AVE
PENSACOLA FL 32506

ACCT.NO. 07 2678 000 000

AMOUNT \$35.20

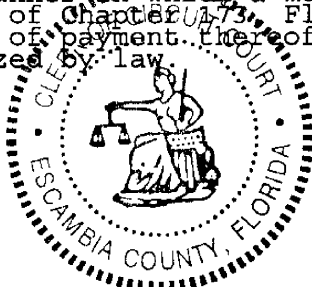
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF LT 2 W
391 FT FOR POB N 158 FT W
63 FT S 158 FT E 63 FT
TO POB
S/D OF N1/2 OF LT 3
PLAT DB 100 P 498
PROP.NO. 35 2S 30 3100 009 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

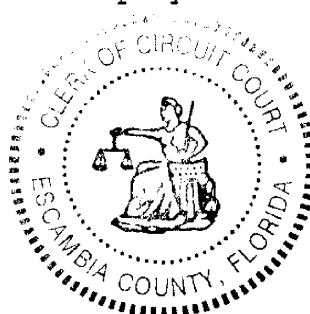
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 73, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court
by *Wanda M. McCrearty*
Wanda M. McCrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
Ernie Lee Magaha
Deputy Clerk



OR BK 4316 PG1473
Escambia County, Florida
INSTRUMENT 98-531823

NOTICE OF LIEN

RCD Oct 05, 1998 02:18 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-531823

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: HENRICHS DORIS JEAN &
COFFEY MICHELLE
1431 1/2 N 61ST AVE
PENSACOLA FL 32506

ACCT.NO. 07 2678 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

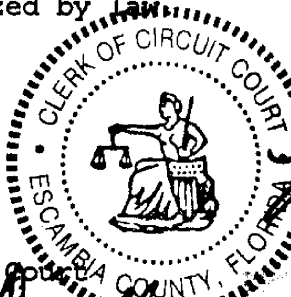
BEG AT SE COR OF LT 2 W
391 FT FOR POB N 158 FT W
63 FT S 158 FT E 63 FT
TO POB
S/D OF N1/2 OF LT 3
PLAT DB 100 P 498
PROP.NO. 35 2S 30 3100 009 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

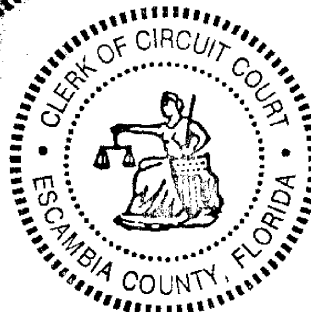
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Berganne B. Doreilly
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
Wanda M. McBreary
Deputy Finance Director



6-
due

OR BK 5123 P60525
Escambia County, Florida
INSTRUMENT 2003-088017

RCD Apr 28, 2003 10:30 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-088017

THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:

Gwendolyn McMillan

Escambia County Utilities Authority
9255 Sturdevant St
Pensacola, Florida 32514

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA



Notice is hereby given that the ESCAMBIA COUNTY 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 SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S
158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498

Customer: Doris Beggerly Henrichs

Account Number: 11064-9059

Amount of Lien: \$ 51.59, 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 Escambia County Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a 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: April 21, 2003

Escambia County Utilities Authority

By: Gwendolyn McMillan

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2003 by Gwendolyn McMillan of the Escambia County Utilities Authority, who is personally known to me and who did not take an oath.

COFFEY MICHELLE JOSEPHINE &
HENRICH DORIS JEAN EST OF
1431 1/2 N 61ST AVE
PENSACOLA FL 32506

[NOTARY SEAL]

Revised 5/11/99
RWK:ls

Linda A. Sutherland
Notary Public - State of Florida



LINDA A. SUTHERLAND
My comm. exp. 3-1-2004
CC 915005

☒ Personally Known () Other I.D.

Filing # 107504324 E-Filed 05/14/2020 05:18:22 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2020 CF 000623 A

GENARO MARTINEZ HERNANDEZ

CITATION NO: A3A5QCP

5161 CRESTWOOD RD

DIVISION: A

PENSACOLA, FL 32503

DATE OF BIRTH: 08/10/1979

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES


On **MAY 11, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **GENARO MARTINEZ HERNANDEZ**. Defendant has failed to make payment in full in accordance with this order. Therefore,

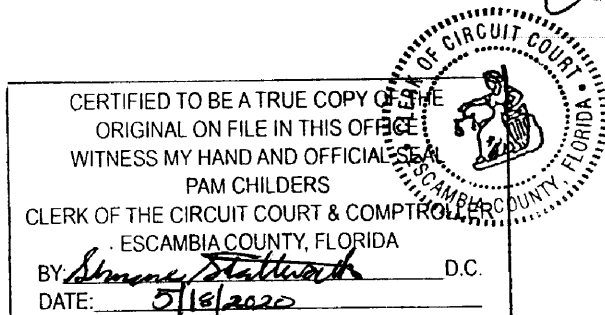
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$288.00**, which shall bear interest at the rate prescribed by law, **6.66%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


Designed by CIRCUIT COURT JUDGE LINDA S. NOBLES
on 05/14/2020 14:41:14 eKADUNFh



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03708 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 13, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GENARO HERNANDEZ 2205 S 312TH ST APT C28 FEDERAL WAY, WA 98003	GENARO MARTINEZ HERNANDEZ 5161 CRESTWOOD RD PENSACOLA, FL 32503
	LANA STELL FRENCH 4895 MARTINA WAY GULF BREEZE, FL 32563
	GENARO HERNANDEZ 3495 SCENIC HWY PENSACOLA, FL 32503
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
ECUA 9255 STURDEVANT ST PENSACOLA, FL 32514	ESCAMBIA COUNTY / STATE OF FLORIDA 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

WITNESS my official seal this 13th day of February 2025.

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 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEETANJALI P PAREKH** holder of **Tax Certificate No. 03708**, issued the **1st** day of **June, A.D., 2017** 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 SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 7288 P 1626

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072678000 (0425-97)

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

GENARO HERNANDEZ

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 **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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SECTION 35, TOWNSHIP 2 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 **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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:

1431 1/2 N 61ST AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

TAX DEED SEARCH RESULTS:

FILE #: 0425.97
 CERTIFICATE #: 2017 TD 03708
 ACCOUNT #: 07.2619.000
 PROPERTY ADDRESS: 1431 1/2 N 61ST AVE 32504
 TITLE HOLDER: GENARO HERNANDEZ

INDIVIDUAL
 COMPANY



ADDRESSES WHERE LETTERS MAILED:

<u>2205 S 312TH - WA (MAILING ADDRESS)</u>	STATUS: <u>DELIVERED</u>
<u>5141 CRESTWOOD 32503</u>	STATUS: <u>RETURNED</u>
<u>3495 SCENIC HWY (FROM DEED)</u>	STATUS: <u>RETURNED</u>
	STATUS: <u> </u>
	STATUS: <u> </u>
	STATUS: <u> </u>

DATE OF ADDITIONAL RESEARCH

3.11.2025

* DEED 2014

Escambia Property Appraiser Website
 Escambia Tax Collector Software
 Most Recent Tax Roll
 Escambia Tax Deed records
 Florida Corporation Search
 Escambia Official Records Search
 Escambia Court Records Search
 Google (Truepeoplesearch.com)

☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address
☒ no new address

NOTES:

* CERTIFIED MAIL TO MAILING ADDRESS SIGNED FOR BY MONICA HERNANDEZ.

* ph # GENARO HERNANDEZ TRUEPEOPLESEARCH DISCONNECTED 850.760.2610

* ph # FOR MONICA HERNANDEZ TRUEPEOPLESEARCH 253.383.0095. -WRONG # -

* NO OTHER INFO FOUND

GENARO HERNANDEZ [0425-97]
2205 S 312TH ST APT C28
FEDERAL WAY, WA 98003

9171 9690 0935 0128 0708 52

2/21/25 DELIVERED

LANA STELL FRENCH [0425-97]
4895 MARTINA WAY
GULF BREEZE, FL 32563

9171 9690 0935 0128 0708 38

3/4/25 DELIVERED

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0425-97]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ECUA [0425-97]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0128 0708 07

GENARO MARTINEZ HERNANDEZ
[0425-97]
5161 CRESTWOOD RD
PENSACOLA, FL 32503

9171 9690 0935 0128 0708 45

3/11/25 RETURN
NOTICE GENERATED

GENARO HERNANDEZ [0425-97]
3495 SCENIC HWY
PENSACOLA, FL 32503

9171 9690 0935 0128 0708 21

3/11/25 RETURN
NOTICE GENERATED

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0425-97]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0128 0708 14

ESCAMBIA COUNTY / STATE OF
FLORIDA [0425-97]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

My Services

 Profile
  Print
  Guide
  Export

Equipment

Reports

Tracking

Supplies


Home > Tracking > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	02/21/25 12:21 PM
Tracking Number:	9171969009350128070852	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	98003
Service:	ERR	City:	FEDERAL WAY
Value	\$0.690	State:	WA

Proof of Delivery



 Monica Hernandez

 2205 S. 312 #28

Status Details

▼ Status Date	Status
Thu, 02/27/25, 03:27:00 PM	OK : Delivered
Thu, 02/27/25, 01:38:00 AM	Processed (processing scan)
Wed, 02/26/25, 11:55:00 PM	Processed (processing scan)

 [Profile](#) [Print](#) [Guide](#) [Export](#)

Reports

Supplies

Status History ?

Meter:	31219251	Mailing Date:	02/21/25 12:22 PM
Tracking Number:	9171969009350128070838	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32563
Service:	ERR	City:	GULF BREEZE
Value	\$0.690	State:	FL

Proof of Delivery

ny
ss
4895 Martin/da
2.2.10
2.2.10
K. O. Martin/da
K. O. Martin/da

▼ **Status Date**

Status

Tue, 03/04/25, 12:07:00 PM

OK : Delivered

Sat, 03/01/25, 03:32:00 AM

Reminder to schedule redelivery

Mon, 02/24/25, 12:32:00 PM

Delayed: No Authorized Recipient Available

Genaro Hernandez

Age Unknown

Lives in Pensacola, FL

(850) 760-2610

7 3/11/25 DISCONNECTED



Full Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Full Background Report](#)



Current Address

3495 Scenic Hwy

Pensacola, FL 32503

Escambia County

(Apr 2014 - Mar 2025)



Phone Numbers

(850) 760-2610 - VOIP

Possible Primary Phone

Last reported Feb 2025

AT&T



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

Sponsored Links



Watch the new season of God.Family.Football.

 Fox Nation - Sponsored

Watch Now



Previous Addresses

1431 N 61st Ave
Pensacola, FL 32506

Escambia County
(Sep 2016 - Jan 2021)

1431 N 61st Ave #1/2
Pensacola, FL 32506

Escambia County
(Jan 2016 - Jan 2020)

1431 1/2 N 61st Ave
Pensacola, FL 32506

Escambia County
(Sep 2016)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Speeding Tickets

[View Criminal Records Report](#)

Sponsored Links



Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

Cinthia Hernandez Victor Hernandez

Age 48

Age 47



Possible Associates

May include current and past roommates, friends, and extended family

Mate Henrichs

Age 53

Michelle Coffey

Age 67

Rosetta Henrichs

Age 54

Anania Hernandez

Age 56

Claire Santiago

Age 55

Damaris Hernandez

Age 50

Diego Hernandez

Age 66

Genaro Hernandez

Age 45

James Santiago

Age 88

Jose Hernandez

Age 49

Juan Hernandez

Age 43

Justina Hernandez

Age 67



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

advertisement

FAQ

Where does **Genaro Hernandez** live?

Genaro Hernandez's address is 3495 Scenic Hwy Pensacola, FL 32503.

What is **Genaro Hernandez's** phone number?

Genaro Hernandez's number is (850) 760-2610.

Is **Genaro Hernandez** married?

Genaro Hernandez does not appear to be married.

NEED MORE DATA IN REAL-TIME?



Get access to our partner **Endato's Fast Developer API** for Contact Enrichment, Sales and Marketing Intelligence.

Monica Hernandez

Age 36, Born September 1988

Lives in Federal Way, WA

(253) 353-0095

73/1125 wrong#



Full Background Report Sponsored Link

- Arrest & Criminal Records
- Marriage & Divorce Records
- Misdemeanors & Felonies
- Bankruptcies, Liens & Judgments
- Registered Sex Offender Check
- Assets & Properties
- Warrants & Police Records
- Business Records
- Nationwide Court Records
- Professional Licenses
- Evictions & Foreclosures
- Social Media Records

[View Full Background Report](#)



Also Seen As

Monica Alvarez Hernandez, Monica Hernandez Arredondo, Monica Alvarez, Monica Hernandez, Monica Hernande Arredondo



Current Address

1660 S 333rd St #107

Federal Way, WA 98003

King County
(Dec 2006 - Mar 2025)



Phone Numbers

(253) 353-0095 - Wireless

Possible Primary Phone
Last reported Feb 2025
T-Mobile USA

(253) 326-9374 - Wireless

Last reported Mar 2012
Sprint Spectrum

(253) 561-5608 - Wireless

Last reported Jan 2011
T-Mobile USA

(253) 335-0095 - Wireless

Last reported Apr 2012
T-Mobile USA

(253) 737-3999 - Wireless

Last reported Dec 2011
Sprint Spectrum

(253) 853-6428 - Landline

Last reported Aug 2010
CenturyLink

-wrong#



Background Report Sponsored Link

- Arrest Records
- Current and Past Contact Info
- Court Records
- Reverse Phone Lookups
- Marriage & Divorce Records
- Age
- Bankruptcies, Judgments, Liens
- Addresses and Phone Numbers
- Search Warrants
- Relatives and Associates
- Criminal Records Data
- Public Records Data
- Property Records
- Complete Background Check

[View Background Report](#)

Sponsored Links

finest
RESORTS



COME AND ENJOY
THE WARMTH OF A
SUNNY TROPICAL
PARADISE IN 2025!



Email Addresses

chealsy12@gmail.com
monic5387@yahoo.com
fkotnik@struthersinc.com
monic5387@msn.com
emoni5387q54@yahoo.com
infamousofficial@yahoo.com
amonic5387z45@yahoo.com



Previous Addresses

1605 Norpoint Way NE #C
Tacoma, WA 98422

Pierce County
(Dec 2006 - Apr 2015)

1955 SE Oak Rd
Port Orchard, WA 98367

Kitsap County
(Jul 2021)

3118 14th Ave NW
Gig Harbor, WA 98335

Pierce County
(Dec 2006 - May 2024)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Speeding Tickets

[View Criminal Records Report](#)

Sponsored Links



Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

Arredondo Hernandez
Age 35

Blandina Flores
Age 64

Christian Rodriguez Eloy Alvarez
Age 41 Age 60

Eloy Flores
Age 32

Eloy Naranjo
Age 60

Esgar Hernandez
Age 32

Luis Flores
Age 40

Maria Alvarez
Age 37

Maria Arredondo
Age 52

Stephanie Martin
Age 31

Martin Hernandez
Age 28

Jose Alvarez
Age 34

Jose Alvarez
Age 34

Luis Alvarez
Age 40



Possible Associates

May include current and past roommates, friends, and extended family

Saul Cornejo
Age 38

Theresa Broxton
Age 60

Ana Licon
Age 24

Victor Amezcua
Age 37

Dorothy Lynch
Age 83

Phuong Hong
Age 56

Simon Angel
Age 50

Arcelia Torres
Age 53

Blandina Flores
Age 64

Christian Rodriguez
Age 41

David Flores
Age 41

Edgar Lomeli
Age 49



Full Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

advertisement

FAQ

Where does **Monica Alvarez Hernandez** live?

Monica Alvarez Hernandez's address is 1660 S 333rd St #107 Federal Way, WA 98003.

How old is **Monica Alvarez Hernandez**?

Monica Alvarez Hernandez's age is 36 years old.

What is **Monica Alvarez Hernandez's** phone number?

Monica Alvarez Hernandez's number is (253) 353-0095.

Is **Monica Alvarez Hernandez** married?

Monica Alvarez Hernandez does not appear to be married.

NEED MORE DATA IN REAL-TIME?



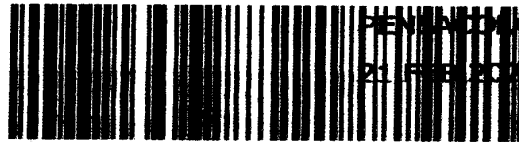
Get access to our partner **Endato's Fast Developer API** for Contact Enrichment, Sales and Marketing Intelligence.

Try Our API

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the Fair Credit Reporting Act (FCRA). This site can't be used for employment, credit or tenant screening, or any related purpose.

CERTIFIED MAIL™

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



PENSACOLA FL 325

21 FEB 2025 PM

9171 9690 0935 0128 0708 45



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

02/21/2025 ZIP 32502
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT
PENSACOLA, FL
2025 MAR 21 11:31 AM
PAM CHILDER

GENARO MARTINEZ HERNANDEZ
[0425-97]
5161 CRESTWOOD RD
PENSACOLA, FL 32503

0327000103100000

UNC

32509-210351

NIXIE

326

DE 1

0003/21/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

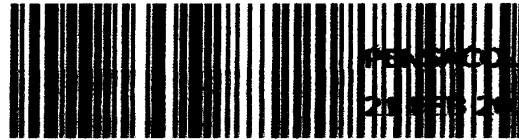
BC: 32502583335

*2638-01031-21-35



CERTIFIED MAIL™

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



9171 9690 0935 0128 0708 21



quadiant
 FIRST-CLASS MAIL
 IMI
\$008.16⁹
 02/21/2025 ZIP 32502
 043M31219251

US POSTAGE

NL
 2/24

GENARO HERNANDEZ [0425-97]
 3495 SCENIC HWY
 PENSACOLA, FL 32503

LA 9811270606950042

UNC

32509-24835

NIXIE

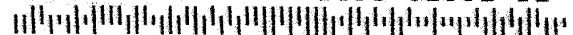
326 DE 1

0003/21/25

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 32502583335

*2638-01001-21-35



unc
 2-24
 3-1
 2-11

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0425-97

Document Number: ECSO25CIV006219NON

Agency Number: 25-003873

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03708 2017

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: GENARO HERNANDEZ

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/21/2025 at 9:16 AM and served same at 7:28 AM on 2/26/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: *A. Duda* 928

A. DUDA, 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 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **GEETANJALI P PAREKH** holder of **Tax Certificate No. 03708**, issued the **1st** day of **June, A.D., 2017** 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 SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 498 OR 7288 P 1626

SECTION 35, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072678000 (0425-97)

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

GENARO HERNANDEZ

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 **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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:

1431 1/2 N 61ST AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

RECEIVED
FEB 21 2025
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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 GEETANJALI P PAREKH holder of Tax Certificate No. 03708, issued the 1st day of June, A.D., 2017 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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SECTION 35, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 072678000
(0425-97)

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

GENARO HERNANDEZ

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 2nd day of April 2025.

Dated this 20th day of February 2025.

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

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7773
Order Date: 2/20/2025
Number Issues: 4
Pub Count: 1
First Issue: 2/26/2025
Last Issue: 3/19/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

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

2017 TD 03708 GEETANJALI P PAREKH - Hernandez

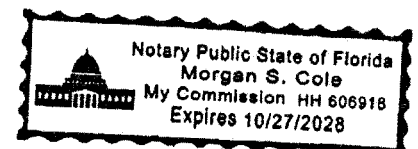
was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

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 [X] physical presence or [] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



2024

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-2678-000	06		352S303100009002

HERNANDEZ GENARO
2205 S 312TH ST APT C28
FEDERAL WAY, WA 98003

PROPERTY ADDRESS:
1431 1/2 N 61ST AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

17 | 3108

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	8,815	0	8,815	58.32
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	11,040	0	11,040	19.34
BY STATE LAW	3.0950	11,040	0	11,040	34.17
WATER MANAGEMENT	0.0218	8,815	0	8,815	0.19
SHERIFF	0.6850	8,815	0	8,815	6.04
M.S.T.U. LIBRARY	0.3590	8,815	0	8,815	3.16
ESCAMBIA CHILDRENS TRUST	0.4043	8,815	0	8,815	3.56

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$124.78

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
BEG AT SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S 158 FT E 63 FT TO POB See Additional Legal on Tax Roll	TAXING AUTHORITY	RATE	AMOUNT
	FP FIRE PROTECTION		15.03
NON-AD VALOREM ASSESSMENTS			\$15.03

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$139.81

If Paid By Please Pay	Mar 31, 2025 \$139.81	Apr 30, 2025 \$144.00	May 30, 2025 \$179.00		
--------------------------	--------------------------	--------------------------	--------------------------	--	--

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES
OUTSTANDING

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Mar 31, 2025 139.81
AMOUNT IF PAID BY	Apr 30, 2025 144.00
AMOUNT IF PAID BY	May 30, 2025 179.00
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
07-2678-000
PROPERTY ADDRESS
1431 1/2 N 61ST AVE

HERNANDEZ GENARO
2205 S 312TH ST APT C28
FEDERAL WAY, WA 98003

1 072678000 2024 7

PAID

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 003708 of 2017 Date 4/2/2025
 Name ABIGAIL CHAVEZVASUI**

Cash Summary

Cash Deposit	\$555.00
Total Check	\$10,665.20
Grand Total	\$11,220.20

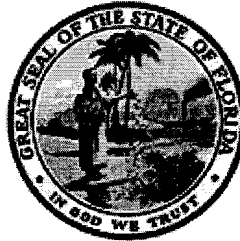
Purchase Price (high bid amount)	\$11,100.00	Total Check	\$10,665.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$77.70	Adv Doc. Stamps	\$77.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,580.11	Postage	\$49.20
		Researcher Copies	\$0.00
- postage	\$49.20		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,530.91	Registry of Court	\$3,530.91
Purchase Price (high bid)	\$11,100.00		
-Registry of Court	\$3,530.91	Overbid Amount	\$7,519.89
-advance recording (for mail certificate)	\$18.50		
-postage	\$49.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$7,519.89		

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




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

Case # 2017 TD 003708
Sold Date 4/2/2025
Name ABIGAIL CHAVEZVASUI

RegistryOfCourtT = TAXDEED	\$3,530.91
overbidamount = TAXDEED	\$7,519.89
PostageT = TD2	\$49.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$77.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2017	0101	CASE FILED 06/01/2017 CASE NUMBER 2017 TD 003708	
6/24/2024	TD83	TAX COLLECTOR CERTIFICATION	
6/24/2024	TD84	PA'S INFO	
6/24/2024	TD84	NOTICE OF TDA	
6/24/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024045517	
1/9/2025	TD82	PROPERTY INFORMATION REPORT	
2/21/2025	TD81	CERTIFICATE OF MAILING	
2/28/2025	CheckVoided	CHECK (CHECKID 140399) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
2/28/2025	CheckVoided	CHECK (CHECKID 140401) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
2/28/2025	CheckMailed	CHECK PRINTED: CHECK # 900038376 - - REGISTRY CHECK	
3/12/2025	TD84	CERTIFIED MAIL TRACKING / ADDITIONAL RESEARCH / RETURNED MAIL	
3/14/2025	TD84	SHERIFF'S RETURN OF SERVICE	
3/21/2025	TD84	PROOF OF PUBLICATION	
3/24/2025	TD84	2024 TAX BILL	
3/28/2025	CheckVoided	CHECK (CHECKID 141086) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL	

		32501				
3/28/2025		CheckMailed		CHECK PRINTED: CHECK # 900038518 - - REGISTRY CHECK		
FEES						
EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/24/2024 11:00:37 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/24/2024 11:00:38 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
6/24/2024 11:00:37 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/24/2024 11:00:39 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/24/2024 11:02:24 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00
RECEIPTS						
ReceiptDate	ReceiptNumber	Received_from		payment_amt	applied_amt	refunded_amt
6/24/2024 11:05:31 AM	2024045517	PHIL M PAREKH		456.00	456.00	0.00
		Total		456.00	456.00	0.00
REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/28/2025 9:34:44 AM	Check (outgoing)	101983144	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900038518 CLEARED ON 3/28/2025
2/28/2025 10:33:43 AM	Check (outgoing)	101973613	BALLINGER PUBLISHING	PO BOX 12665	200.00	900038376 CLEARED ON 2/28/2025
6/24/2024 11:05:31 AM	Deposit	101905488	PHIL M PAREKH		320.00	Deposit
Deposited			Used	Balance		
320.00			12,320.00	-12,000.00		

**** 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 Fee	Rec Fee	EA Fee	POPR Fee	Doc Stamp	Total Due	Certificate Number	Name On Title	Title Address	
04/02/2025	2017 TD 00407	512S30									\$0.00	\$28.70	\$3,966.20	04070	Mersadez Robins	21 OLD KATONAH
04/02/2025	2017 TD 00370	352S30									\$0.00	\$77.70	\$10,665.20	03708	Ty Jayden	5410 ponte verde
04/02/2025	2017 TD 00097	221S30									\$0.00	\$133.00	\$18,225.50	00975	Guyer Capital, LLC	5437 Berryhill Roa

Edit Name on Title

Case Number: 2017 TD 003708
Result Date: 04/02/2025

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Page 1 of 1

TOTALS: Items Count: 3 Balance: \$32,400.00 Clerk Fees: \$0.00 Rec Fees: \$127.50 Doc Stamps: \$230.40 Total Due: \$32,856.90

View 1 - 3 of 3

81679

Abigail Chavez Vasui

\$11,100.00

Deposit
\$555.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

TAX DEED INFORMATION SHEET

Tax Certificate Number: 03708 of 2017

Date of Auction: 4/2/25

Name and address of Grantee EXACTLY as it should appear on the tax deed:

ABIGAIL CHAVEZVASUI

5410 PONTE VERDE DRIVE

PENSACOLA FL 32507

AC Vasui
Signature of Purchaser

3 APR 25
Date

ABIGAIL CHAVEZVASUI
Printed Name of Purchaser

Tax Certificate #

2017 TD 003708

Account #

072678000

Property Owner

Genaro Hernandez

Property Address

1431 1/2 N 61st Ave 32506

SOLD TO:

Abigail Chavezvasi \$11,100.00

Disbursed to/for:

Amount Pd:

Registry Balance:

Recording Fees (from TXD receipt)

\$106.20 ✓

\$

Clerk Registry Fee (fee due clerk tab) Fee Code: OR860

\$130.30 ✓

\$

Tax Collector Fee (from redeem screen)

\$6.25 ✓

\$

Certificate holder/taxes & app fees

\$3,380.66 ✓

\$

Refund High Bidder unused sheriff fees

\$80.00 ✓

\$

Additional taxes 2024

\$144.00 ✓

\$7,389.59

Postage final notices MSBU

\$105.20

\$

MSBU

\$45.20

\$

ECUA

\$20.00

\$

CODE ENF

\$674.00

\$

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

* CODE ENF 6565.19

Lien Information:

MSBU Wn 4316/1413

Due \$ 105.20

Paid \$ 105.20

MSBU Wn 4451/1235

Due \$ 105.20

Paid \$ 105.20

ECUA Wn 5123/525

Due \$ 20.00

Paid \$ 20.00

CODE ENF 6135/334

Due \$ 674.00

Paid \$ 674.00

CODE ENF 7071/1083

Due \$ 19024.00

Paid \$ 6565.19

CRIMINAL LIEN 8297/354

Due \$

Paid \$

Due \$

Paid \$

Due \$

Paid \$

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

Determine government liens of record/ amounts due

Print Final notices to all lienholders/owners

Request check for postage fees for final notices

Record Tax Deed/Certificate of Mailing

Copy of Deed for file and to Tax Collector

Notes:

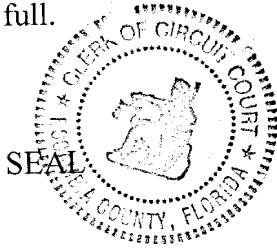
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025026346 4/14/2025 12:17 PM
OFF REC BK: 9302 PG: 719 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 352S303100009002

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against DORIS JEAN HENRICHS & MICHELLE COFFEY, recorded in Official Records Book 4316 at Page 1473, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



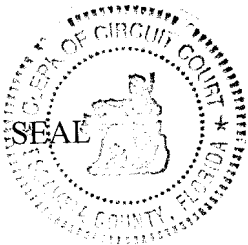
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

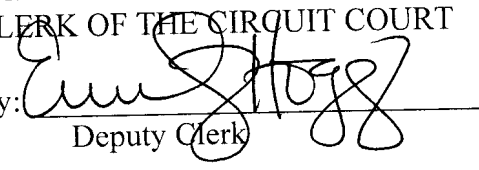
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14TH day of APRIL, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025026347 4/14/2025 12:17 PM
OFF REC BK: 9302 PG: 720 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 352S303100009002

The lien dated 5/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against FRANCES JOSEPHINE SIMPSON LIFE ESTATE, DORIS JEAN HENRICHS, & MICHELLE JOSEPHINE COFFEY, recorded in Official Records Book 4451 at Page 1235, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

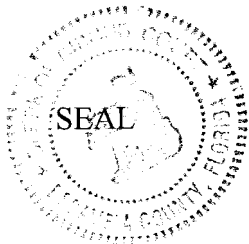
By: 

Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14TH day of APRIL, A.D. 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 

Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

OR BK 4316 PG1473
Escambia County, Florida
INSTRUMENT 98-531823

NOTICE OF LIEN

RCD Oct 05, 1998 02:18 pm
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-531823

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: HENRICHS DORIS JEAN &
COFFEY MICHELLE
1431 1/2 N 61ST AVE
PENSACOLA FL 32506

ACCT.NO. 07 2678 000 000

AMOUNT \$35.20

+ 30/65.20

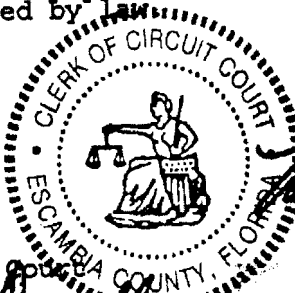
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF LT 2 W
391 FT FOR POB N 158 FT W
63 FT S 158 FT E 63 FT
TO POB
S/D OF N1/2 OF LT 3
PLAT DB 100 P 498
PROP.NO. 35 2S 30 3100 009 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



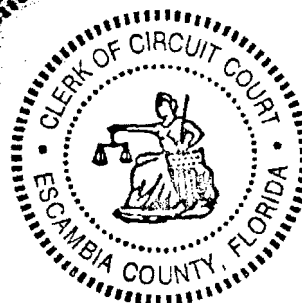
Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBreary
Deputy Finance Director

Ernie Lee Magaha

Clerk of the Circuit Court

Deputy Clerk



OR BK 4451 PG1235
Escambia County, Florida
INSTRUMENT 99-643130

RCD Aug 11, 1999 07:52 a
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-643130

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: SIMPSON FRANCES JOSEPHINE
LIFE EST HENRICHS DORIS
JEAN & COFFEY MICHELLE
JOSEPHINE
1431 1/2 N 61ST AVE
PENSACOLA FL 32506

ACCT.NO. 07 2678 000 000

AMOUNT \$35.20

+30 / 105.20

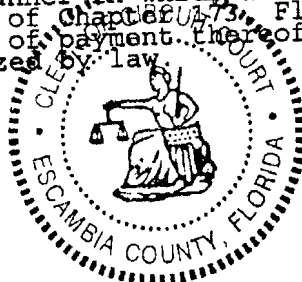
THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

BEG AT SE COR OF LT 2 W
391 FT FOR POB N 158 FT W
63 FT S 158 FT E 63 FT
TO POB
S/D OF N1/2 OF LT 3
PLAT DB 100 P 498
PROP.NO. 35 2S 30 3100 009 002

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

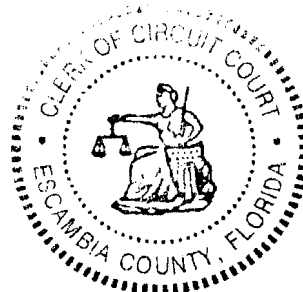
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 47, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999



Ernie Lee Magaha
Clerk of the Circuit Court
by *Wanda M. McCrearty*
Wanda M. McCrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by *B. A. Rosally*
Deputy Clerk



Mylinda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Tuesday, April 8, 2025 10:42 AM
To: Mylinda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: ECUA LIEN PAYOFF REQUEST - 1431 1/2 N 61ST AVE
Attachments: 1431 AND HALF N 61ST AVE.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good Morning,

Mrs. Henrichs has already paid the balance and interest. We will just need the \$20 recording fee to remove the lien."

*Thank you,
Cassandra Strickland*

Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL. 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 476-0480 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Tuesday, April 8, 2025 8:24 AM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: ECUA LIEN PAYOFF REQUEST - 1431 1/2 N 61ST AVE

****WARNING: DO NOT CLICK links or attachments from unknown senders**

Good morning,

Can we please get a payoff for this lien?
Thank you!

UT470I01

EMERALD COAST UTILITIES AUTHORITY
Account History - Combined Inquiry

4/08/25
10:38:52

Customer ID: 11064 Name: HENRICHS DORIS BEGGERLY
 Location ID: 9059 Addr: 1431 1/2 N 61ST AVE
 Cycle/route . . . : 91 99 Amount due :
 Initiation date . . : 12/01/77 Pending :
 Termination date . : 2/19/03 Customer/location status . : N

RS
.00
.00

Type options, press Enter.

5=Display		Trn/Due	Description	Trn/Prv	Reference	Running
Opt	Trn Type	Date	Bill Comment	Amount	Date/Num	Balance
	CR RFND	8/01/03	REFUNDING CREDIT BAL	3.83		.00
-	IL ADJ	7/18/03	APPLY CRD TO IL DUE	2.58	6/24/03	3.83-
-	ML PMT	6/24/03	VEREENL 06240353	58.00-		6.41-
-	WB BILL	2/28/03	FORCE FINAL BILL	2.93-	3/04/03	51.59
-	BL BILL	2/10/03	CYCLE BILL	13.63	2/12/03	54.52
-	BL BILL	1/10/03	CYCLE BILL	13.63	1/14/03	40.89
-	ADJ	4/26/91	LS/EUAP CREDIT	34.22-	4/26/91	27.26
-	ADJ	8/27/90	EUAP FUND	43.90-	8/27/90	61.48
						More...

F3=Exit F5=Adjustments F7=Pending F8=Charges F9=Print history
 F10=Change view F11=Payments F12=Cancel F24=More keys

6-
due

OR BK 5123 P80525
Escambia County, Florida
INSTRUMENT 2003-088017

RCD Apr 28, 2003 10:30 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-088017

THIS INSTRUMENT WAS PREPARED
BY AND IS TO BE RETURNED TO:

Gwendolyn McMillan

Escambia County Utilities Authority
9255 Sturdevant St
Pensacola, Florida 32514

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA



Notice is hereby given that the ESCAMBIA COUNTY 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 SE COR OF LT 2 W 391 FT FOR POB N 158 FT W 63 FT S
158 FT E 63 FT TO POB S/D OF N1/2 OF LT 3 PLAT DB 100 P 488

Customer: Doris Beggerly Henrichs

Account Number: 11064-9059

Amount of Lien: \$ 51.59, 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 Escambia County Utilities Authority Resolution 87-10, as amended.

Provided, however, that if the above-named customer has conveyed said property by means of a 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: April 21, 2003

Escambia County Utilities Authority

By: Gwendolyn McMillan

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2003 by Gwendolyn McMillan of the Escambia County Utilities Authority, who is personally known to me and who did not take an oath.

Linda A. Sutherland
Notary Public - State of Florida

COFFEY MICHELLE JOSEPHINE &
HENRICH DORIS JEAN EST OF
1431 1/2 N 61ST AVE
PENSACOLA FL 32506

[NOTARY SEAL]

Revised 5/11/99
RWK/c



LINDA A. SUTHERLAND
My comm. exp. 3-1-2004
CC 915005

☒ Personally Known () Other I.D.



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

CODE ENFORCEMENT LIEN PAYOFF

**OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court**

**Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827**

Official Records Book: 6135 Page: 334 [View Image](#)

Start Date 10/14/2008



Court Cost 650.00

Recording Fees 0

Copies 0

Certified Abatement Costs 0.00

Fine Per Day \$0.00

Date Of Compliance 4/8/2025



2007 CL 040812
CE06-05-0354
ALSO 6135/319

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Number Per Of Days Day Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
0 6020	\$0.00	\$650.00	\$0.00	\$10.00	\$7.00	\$7.00	\$0.00	\$674.00

pd \$674.00

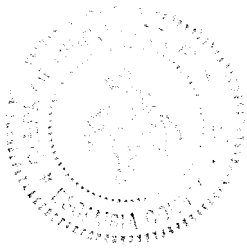
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

CANCELLATION OF LIEN

Case No. CE06-05-0354

The Code Enforcement Special Master Order dated 4/26/2007, created pursuant to Section 30-34(d) of Escambia County Code of Ordinances and recorded as a lien on 4/30/2007 against MICHELLE JOSEPHINE COFFEY, whose address is 1431 1/2 NORTH 61ST AVENUE, is hereby satisfied by payment in full to Pam Childers, Clerk of the Circuit Court, Escambia County, FL, on this 14TH DAY OF APRIL, 2025.

OFFICIAL RECORDS BOOK/PG#S: 6135/334 and 6135/319



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

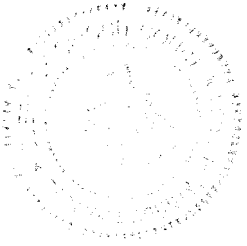
By: _____

Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Before the undersigned deputy clerk, personally appeared MYLINDA JOHNSON, personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court, and acknowledged before me that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14TH DAY OF APRIL, 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: _____

Deputy Clerk

Prepared by
Pam Childers
Clerk of the Circuit Court



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

CODE ENFORCEMENT LIEN PAYOFF

OFFICIAL RECORDS
P.O. Box 333
Pensacola, FL 32591-0333
Check payable to Pam Childers,
Clerk Of The Circuit Court

Escambia County Governmental Complex
221 Palafox Place, Suite 110
Pensacola, FL 32501-5844
850-595-3930
FAX 850-595-4827

Official Records Book: 7071 Page: 1083 [View Image](#)

Start Date 09/25/2013



Court Cost 550.00

Recording Fees 0.00

Copies 0.00

Certified Abatement Costs 4,500.00

Fine Per Day \$50.00

Date Of Compliance 07/01/2014



2013 CL 067644
CE12-09-03845
1431 N 61ST STREET 1/2
ALSO 7071/1049 AND COST ORDER 7254/1675

Notes:

[Submit](#)

[Reset](#)

[Clear](#)

Fine Per Day	Number Of Days Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Costs	Total Due
\$50.00	279	\$13,950.00	\$550.00	\$0.00	\$10.00	\$7.00	\$7.00	\$4,500.00	\$19,024.00

APPLIED \$ 6565.19

\$ 550.00 COURT COSTS

\$ 24.00 RECORDING

\$ 4500.00 ABATEMENT COSTS

\$ 1491.19 TOWARDS DAILY FINES → \$ 12458.81 FINES

Mylanda Johnson (COC)

To: Code Enf Lien Collections
Cc: Emily Hogg (COC)
Subject: 1431 N 61ST STREET 1/2 (CE12-09-03845) TAX DEED CASE 2017 TD 03708)

The property at 1431 N 61st Ave ½ sold at Tax Deed auction to ABIGAIL CHAVEZVASUI, 5410 Ponte Verde Drive, Pensacola FL 32507.

We applied a partial payment to the following lien.

\$19,024.00 total due, applied \$6,565.19
(\$550.00) court costs paid from surplus
(\$24.00) recording paid from surplus
(\$4,500.00) abatement costs paid from surplus
(\$1,491.19) paid towards daily fines
\$12,458.81 remaining due, daily fines

Recorded in Public Records 09/06/2013 at 10:39 AM OR Book 7071 Page 108
Instrument #2013067651, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 09/06/2013 at 10:29 AM OR Book 7071 Page 1049,
Instrument #2013067644, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

ESCAMBIA COUNTY, FLORIDA

VS.

**CASE NO: CE#12-09-03845
LOCATION: 1431 N 61st Street 1/2
PR# 352S303100009002**

**United Management, Inc
Agent for Equifunding, Inc
P O Box 980
East Lansing, MI 48826**

ORDER



Mylanda Johnson
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

**Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller**
221 S. Palafox Street, Suite 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

GENARO ~~MARTINEZ~~ HERNANDEZ
DEED: 3495 SCLINIC Hwy
TOOK TITLE 9/19/2014

Wife

CRIMINAL LIEN
GENARO MARTINEZ HERNANDEZ
8/10/1979. DOB

NOT SURE if criminal lien
is one & the SAME PERSON??

Filing # 107504324 E-Filed 05/14/2020 05:18:22 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2020 CF 000623 A

GENARO MARTINEZ HERNANDEZ
5161 CRESTWOOD RD
PENSACOLA, FL 32503

CITATION NO: A3A5QCP
DIVISION: A
DATE OF BIRTH: 08/10/1979

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MAY 11, 2020, an order assessing fines, costs, and additional charges was entered against the Defendant, **GENARO MARTINEZ HERNANDEZ**. Defendant has failed to make payment in full in accordance with this order. Therefore,

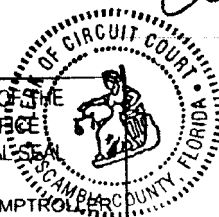
IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$288.00**, which shall bear interest at the rate prescribed by law, 6.66%, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.

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: *Shirley S. Statton* D.C.
DATE: 5/18/2020



Linda L. Nobles
Signed by CIRCUIT COURT JUDGE LINDA L. NOBLES
on 05/14/2020 14:41:14 eKAdUNfh