



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

0823.49

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|--|-------------------------|--------------|
| Applicant Name Applicant Address | KEYS FUNDING LLC - 6021 US BANK CF KEYS FUNDING LLC - 6021 PO BOX 645040 CINCINNATI, OH 45264-5040 | Application date | Apr 19, 2023 |
| Property description | HENCYE MELODY DAWN EST OF C/O RYAN J HENCYE 1403 AQUILA DR PENSACOLA, FL 32514 1403 AQUILA DR 02-1721-120 BEG AT NE COR OF SEC WALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 148 (Full legal attached.) | Certificate # | 2021 / 603 |
| | | Date certificate issued | 06/01/2021 |

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

| Column 1 Certificate Number | Column 2 Date of Certificate Sale | Column 3 Face Amount of Certificate | Column 4 Interest | Column 5: Total (Column 3 + Column 4) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/603 | 06/01/2021 | 1,594.82 | 79.74 | 1,674.56 |
| →Part 2: Total* | | | | 1,674.56 |

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) |
|--------------------------------|--|--|---------------------------------|----------------------|---|
| # 2022/671 | 06/01/2022 | 1,750.60 | 6.25 | 87.53 | 1,844.38 |
| Part 3: Total* | | | | | 1,844.38 |

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

| | |
|---|-----------------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above) | 3,518.94 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,768.25 |
| 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) | 5,662.19 |

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

Sign here: Escambia, Florida
 Signature, Tax Collector or Designee Date April 26th, 2023

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

| Part 5: Clerk of Court Certified Amounts (Lines 8-14) | |
|---|--|
| 8. Processing tax deed fee | |
| 9. Certified or registered mail charge | |
| 10. Clerk of Court advertising, notice for newspaper, and electronic auction fees | |
| 11. Recording fee for certificate of notice | |
| 12. Sheriff's fees | |
| 13. Interest (see Clerk of Court Instructions, page 2) | |
| 14. Total Paid (Lines 8-13) | |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. | |
| 16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) | |
| Sign here: _____ Date of sale <u>08/02/2023</u> | |
| Signature, Clerk of Court or Designee | |

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR OF SEC WALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT WALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT OF 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300210

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
KEYS FUNDING LLC - 6021
US BANK CF KEYS FUNDING LLC - 6021
PO BOX 645040
CINCINNATI, OH 45264-5040,

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 |
|----------------|-----------------|------------|--|
| 02-1721-120 | 2021/603 | 06-01-2021 | BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT OF 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269 |

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
KEYS FUNDING LLC - 6021
US BANK CF KEYS FUNDING LLC - 6021
PO BOX 645040
CINCINNATI, OH 45264-5040

04-19-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

| General Information | | Assessments | | | | |
|--|--|--|-------------|--------------|--------------|----------------|
| Parcel ID: | 131S301201114002 | Year | Land | Imprv | Total | Cap Val |
| Account: | 021721120 | 2022 | \$26,353 | \$98,865 | \$125,218 | \$114,614 |
| Owners: | HENCYE MELODY DAWN EST OF | 2021 | \$26,353 | \$77,842 | \$104,195 | \$104,195 |
| Mail: | C/O RYAN J HENCYE 1403 AQUILA DR PENSACOLA, FL 32514 | 2020 | \$26,353 | \$69,156 | \$95,509 | \$95,509 |
| Situs: | 1403 AQUILA DR 32514 | Disclaimer | | | | |
| Use Code: | SINGLE FAMILY RESID | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for New Homestead Exemption Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| Sales Data | | | | | | 2022 Certified Roll Exemptions | |
|---|-------------|-------------|--------------|-------------|--------------------------------------|--|--|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None | |
| 11/14/2008 | 6396 | 1269 | \$100 | OT | | Legal Description | |
| 11/1984 | 1989 | 223 | \$100 | WD | | BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY... | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features | |
| | | | | | | None | |

Parcel Information [Launch Interactive Map](#)

Section Map Id:
13-1S-30-1

Approx. Acreage:
0.3746

Zoned:
MDR


Evacuation & Flood Information
[Open Report](#)

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

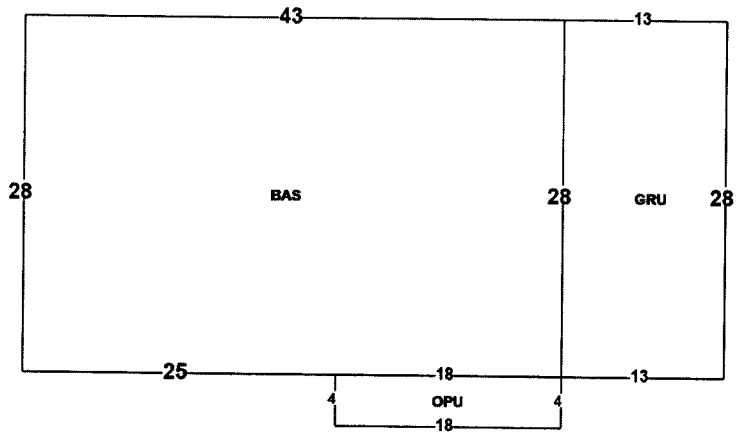
| Buildings |
|---|
| Address: 1403 AQUILA DR, Year Built: 1974, Effective Year: 1974, PA Building ID#: 48838 |

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-5
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-HIP
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 1640 Total SF

BASE AREA - 1204
GARAGE UNFIN - 364
OPEN PORCH UNF - 72



Images



5/21/2002 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC – 6021** holder of **Tax Certificate No. 00603**, issued the **1st** day of **June, A.D., 2021** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT OF 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021721120 (0823-49)

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

EST OF MELODY DAWN HENCYE

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 August, which is the **2nd** day of August 2023.

Dated this 5th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-1721-120 CERTIFICATE #: 2021-603

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: May 09, 2003 to and including May 09, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: May 23, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 23, 2023

Tax Account #: **02-1721-120**

1. The Grantee(s) of the last deed(s) of record is/are: **THE ESTATE OF MELODY DAWN HENCYE**

By Virtue of Warranty Deed recorded 11/29/1984 in OR 1989/223 and Death Certificate recorded 11/14/2008 - OR 6396/1269

ABSTRACTOR'S NOTE: WE FIND NO PROBATE ON MELODY DAWN HENCYE BUT WE DID INCLUDE RYAN J. HENCYE AND HIS JUDGMENT CREDITORS BECAUSE HE IS LISTED ON THE TAX ROLL AT THIS ADDRESS.

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. **Lien in favor of State of FI recorded 10/2/1998 OR 4313/513**
 - b. **Federal Tax Lien in favor of the Internal Revenue Service recorded 07/06/2006 – OR 5943/196**
 - c. **Federal Tax Lien in favor of the Internal Revenue Service recorded 10/22/2013 – OR 7091/1444**
 - d. **Judgment in favor of GE Money Bank recorded 08/13/2008 – OR 6364/521**

4. Taxes:

Taxes for the year(s) 2020-2022 are delinquent.
Tax Account #: 02-1721-120
Assessed Value: \$114,614.00
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: _____ **AUG 2, 2023**
TAX ACCOUNT #: _____ **02-1721-120**
CERTIFICATE #: _____ **2021-603**

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>2022</u> tax year. |

**THE ESTATE OF MELODY DAWN HENCYE
AND RYAN J. HENCYE
1403 AQUILA DR
PENSACOLA, FL 32514**

**RYAN HENCYE
1407 AQUILA DR
PENSACOLA, FL 32514**

**DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE FL 32202 – 4437**

**GE MONEY BANK
5775 GLENDRIDGE DR
BUILDING E., SUITE 300
ATLANTA, GA 30328**

Certified and delivered to Escambia County Tax Collector, this 23rd day of May, 2023.

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

May 23, 2023

Tax Account #:02-1721-120

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT OF 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30

TAX ACCOUNT NUMBER 02-1721-120(19-447)

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

1989 223

PRINTED AND FOR SALE
MAYES PRINTING CO.
TAMPA, FL 336

State of Florida

Escambia County

WARRANTY DEED

Know All Men by These Presents: That

LEON PAUL ANDERSON AND

HENRI MAE ANDERSON, husband and wife

for and in consideration of \$1.00 and other valuable consideration

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto

MELODY DAWN HENRY

their

heirs, executors, administrators and assigns forever, the following described real property,

situate, lying and being in the County of Escambia State of Florida

to-wit

Lot 7, Cappella Heights as recorded in Plat Book 5, Page 64 of the Public Records of Escambia County, Florida (plat vacated) described as follows: Commencing at the North-east corner of Section 13, Township 1 South, Range 30 West, thence West along the North line of said Section for a distance of 1313.62 feet; thence Southerly at an interior angle to the right of 91°15' for a distance of 1482.18 feet; thence Westerly at an interior angle in the left of 90°00' for a distance of 409.7 feet to the Point of Beginning; thence continue West along the projection of said line for a distance of 124.00 feet; thence Southerly at an interior angle to the right of 90°00' for a distance of 132.00 feet; thence Easterly at an interior angle to the right of 90°00' for a distance of 124.00 feet; thence Northerly at an interior angle to the right of 90°00' for a distance of 132.00 feet to the Point of Beginning.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
NOV 21 1984
00.45

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

And we covenant that we are well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that we, our heirs, executors and administrators, the said grantor, heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20th day of November A.D. 1984.

Signed, sealed and delivered in the presence of

Leon Paul Anderson
Henri Mae Anderson
Frances L. Walker

Leon Paul Anderson (SEAL)
Henri Mae Anderson (SEAL)
Frances L. Walker (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida

Escambia County

Before the subscriber personally appeared LEON PAUL ANDERSON

his wife, known to me, and known to me to be the individual described by said names, in and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes herein set forth

Given under my hand and official seal this 20th day of November 1984

Prepared by
Leon Paul Anderson
Pt 11 Box 237
Box 71 32574

Notary Public
My commission expires 11/15/85

DR BK 4313 P80513
Escambia County, Florida
INSTRUMENT 98-526082

RCD Oct 02, 1998 09:04 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-526082

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: HENCYE MELODY DAWN
1403 AQUILA DR
PENSACOLA FL 32514

ACCT.NO. 02 1721 120 000
AMOUNT \$308.20

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 NE COR OF SEC W ALG
N LI OF SEC 1313 62/100 FT
SLY AT AN INTERIOR ANG TO
RT 91 DEG 15 MIN 1482
18/100 FT WLY ANG TO LEFT
90 DEG 409 57/100 FT TO POB
PROP.NO. 13 1S 30 1201 114 002

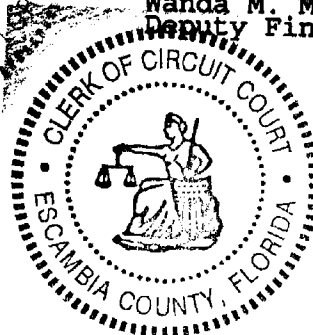
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$308.20. Evidence of discharge and satisfaction of this lien can 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 fore-close 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
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Georganne B. Donnelly*
Deputy Clerk



\$10.00 DUE 3589

Department of the Treasury - Internal Revenue Service

Form 668 (Y)(c)
 (Rev. February 2004)

Notice of Federal Tax Lien





Area: SMALL BUSINESS/SELF EMPLOYED AREA #2
 Lien Unit Phone: (800) 913-6050
 Serial Number: 299346306
 For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer RYAN HENCYE

Residence 1407 AQUILA DR
 PENSACOLA, FL 32514

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax (a) | Tax Period Ending (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|---|-----------------------|---|------------------------|---------------------------|----------------------------------|
| 1040 | 12/31/2001 | XXX-XX-  | 09/26/2005 | 10/26/2015 | 9265.92 |
| 1040 | 12/31/2002 | XXX-XX-  | 06/02/2003 | 07/02/2013 | 8386.56 |
| 1040 | 12/31/2003 | XXX-XX-  | 09/26/2005 | 10/26/2015 | 15022.64 |
| 1040 | 12/31/2004 | XXX-XX-  | 09/26/2005 | 10/26/2015 | 13202.29 |
| Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595 | | | | | Total \$ 45877.41 |

This notice was prepared and signed at JACKSONVILLE, FL, on this, the 26th day of June, 2006.

Signature *R. A. Mitchell*
 for REGINA OWENS
 Title ACS
 (800) 829-3903
 22-00-0008

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
 Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 2 - Internal Revenue Service TDA Copy

Form 668(Y)(c) (Rev. 2-2004)
 CAT. NO 60025X

| | |
|--|---|
| Form 668 (Y)(c) (Rev. February 2004) | 3351 Department of the Treasury - Internal Revenue Service <h3 style="margin: 0;">Notice of Federal Tax Lien</h3> |
|--|---|

| | | |
|--|----------------------------|--------------------------------------|
| Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903 | Serial Number 963573013 | For Optional Use by Recording Office |
|--|----------------------------|--------------------------------------|

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer RYAN HENCYE

Residence 1407 AQUILA DR
 PENSACOLA, FL 32514

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax (a) | Tax Period Ending (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|--------------------|--------------------------|--|---------------------------|------------------------------|-------------------------------------|
| 1040 | 12/31/2005 | XXX-XX- [REDACTED] | 08/31/2009 | 09/30/2019 | 61776.19 |
| 1040 | 12/31/2007 | XXX-XX- [REDACTED] | 08/23/2010 | 09/22/2020 | 20701.77 |

| | | |
|---|-------|-------------|
| Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595 | Total | \$ 82477.96 |
|---|-------|-------------|

This notice was prepared and signed at BALTIMORE, MD, on this,
 the 27th day of September, 2013.

| | | |
|------------------------------|-------------------------------------|------------|
| Signature for P.A. BELTON | Title ACS SBSE (800) 829-3903 | 23-00-0008 |
|------------------------------|-------------------------------------|------------|

IN THE COUNTY COURT
IN AND FOR ESCAMBIA
COUNTY, FLORIDA

CASE NO. 2007-CC-5567
DIVISION:

GE MONEY BANK, a corporation f/k/a GE Capital Consumer Card Co.
as successor in interest to Monogram Credit Card Bank of Georgia

Plaintiff,

vs.
RYAN HENCYE

Defendant.

FINAL JUDGMENT

The Court finding the Defendant is indebted to the
Plaintiff in the sum of \$6405.58, it is:

ADJUDGED that the plaintiff, GE MONEY BANK, a corporation
f/k/a GE Capital Consumer Card Co. as successor in interest to Monogram
Credit Card Bank of Georgia recover from the Defendant, RYAN HENCYE the
principal sum of \$6405.58, with costs of \$295.00, making a subtotal of
\$6700.58, and attorney fees of \$644 that shall bear
interest at the rate of 11% per annum as provided by F.S. 55.03 and in
addition prejudgment interest of \$0.00, for all of the above let
execution issue.

DONE AND ORDERED at PENSACOLA, ESCAMBIA County,
Florida, this 9th day of July, 2008.

CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE IN THE OFFICE OF THE
WITNESS MY HAND AND OFFICIAL SEAL
ERNIE LEE MAGAHA, CLERK
CIRCUIT COURT AND COUNTY CLERK
ESCAMBIA COUNTY, FLORIDA
BY Ernie Lee Magaha
DATE 8/11/08

[Signature]
JUDGE

PLAINTIFF'S ADDRESS (FS 55.10)

GE MONEY BANK, a corporation f/k/a
GE Capital Consumer Card Co. as suc
cessor in interest to Monogram Cred
it Card Bank of Georgia
5775 GLENRIDGE DR.
BUILDING E, SUITE 300
ATLANTA, GA 30328

Copies to:

BRAY AND LUNSFORD, P.A.
Attorney for Plaintiff
P.O. Box 53197
Jacksonville, FL 32201
904-355-9921

RYAN HENCYE
SS# [redacted]
1407 AQUILA DR
PENSACOLA, FL 32514-5504

Case: 2007 CC 005567
00056704992
Dkt: CC1033 Pg#:

2008 JUL 10 A 9:20
ERNE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
COUNTY CIVIL DIVISION
FILED & RECORDED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 00603 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 15, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF MELODY DAWN HENCYE GE MONEY BANK
C/O RYAN J HENCYE 5775 GLENDRIDGE DR
1403 AQUILA DR BUILDING E., SUITE 300
PENSACOLA, FL 32514 ATLANTA, GA 30328

IRS COLLECTION ADVISORY GROUP ESCAMBIA COUNTY / COUNTY ATTORNEY
400 W BAY STREET 221 PALAFOX PLACE STE 430
STOP 5710 PENSACOLA FL 32502
JACKSONVILLE FL 32202

WITNESS my official seal this 15th day of June 2023.



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 August 2, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC – 6021 holder of Tax Certificate No. 00603, issued the 1st day of June, A.D., 2021 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

BEG AT NE COR OF SEC W ALG N LI OF SEC 1313 62/100 FT SLY AT AN INTERIOR ANG TO RT 91 DEG 15 MIN 1482 18/100 FT WLY ANG TO LEFT 90 DEG 409 57/100 FT TO POB CONT W ALG THE PROJ OF SD LINE 124 FT SLY AT AN INTERIOR ANG TO RT 90 DEG 132 FT ELY AT AN INTERIOR ANG TO RT OF 90 DEG 124 FT NLY AT INTERIOR ANG TO RT 90 DEG 132 FT TO POB BEING LT 7 CAPPELLA HEIGHTS PB 5 P 64 (VACATED) OR 1989 P 223 OR 6396 P 1269

SECTION 13, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 021721120 (0823-49)

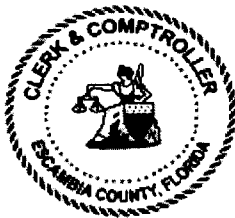
The assessment of the said property under the said certificate issued was in the name of

EST OF MELODY DAWN HENCYE

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 August, which is the 2nd day of August 2023.

Dated this 9th day of June 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Post Property:

1403 AQUILA DR 32514



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

EST OF MELODY DAWN HENCYE
C/O RYAN J HENCYE
1403 AQUILA DR
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-49

Document Number: ECSO23CIV021518NON

Agency Number: 23-007219

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00603 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF MELODY DAWN HENCYE

Defendant:

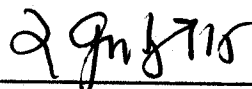
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/16/2023 at 9:12 AM and served same at 8:36 AM on 6/20/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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Post Property:
1403 AQUILA DR 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
JUN 16 AM 9:12
ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0823-49

Document Number: ECSO23CIV021520NON

Agency Number: 23-007220

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 00603 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF MELODY DAWN HENCYE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED


Non-Executed

Received this Writ on 6/16/2023 at 9:12 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for EST OF MELODY DAWN HENCYE , Writ was returned to court UNEXECUTED on 6/27/2023 for the following reason:

1403 AQUILA DRIVE IS VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: GBGUY

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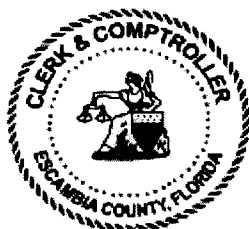
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Personal Services:

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C/O RYAN J HENCYE
1403 AQUILA DR
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED

JUN 15 10 51 AM '23

WARNING

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EST OF MELODY DAWN HENCYE
C/O RYAN J HENCYE
1403 AQUILA DR
PENSACOLA, FL 32514

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

EST OF MELODY DAWN HENCYE
[0823-49]
C/O RYAN J HENCYE
1403 AQUILA DR
PENSACOLA, FL 32514

9171 9690 0935 0128 0111 69

GE MONEY BANK [0823-49]
5775 GLENDRIDGE DR
BUILDING E., SUITE 300
ATLANTA, GA 30328

9171 9690 0935 0128 0111 52

IRS COLLECTION ADVISORY GROUP
[0823-49]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

9171 9690 0935 0128 0111 76

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0823-49]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0128 0111 45

Contact -

THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

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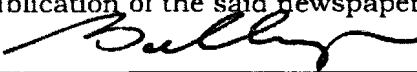
PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By
Emily Hogg
Deputy Clerk

4WR6/26-7/19TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2021-TD-00603** in the Escambia County Court was published in said newspaper in and was printed and released on June 28, 2023; July 5, 2023; July 12, 2023; and July 19, 2023.

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2023, by MALCOLM BALLINGER, who is personally known to me.

X 

, NOTARY PUBLIC



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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8974, Page 1529, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00603, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **021721120 (0823-49)**

DESCRIPTION OF PROPERTY:

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SECTION 13, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF MELODY DAWN HENCYE

Dated this 28th day of July 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 021721120 Certificate Number: 000603 of 2021

Payor: DAREK CHILDRESS 1503 MAGAHA LN PENSACOLA FL 32514 Date 7/28/2023

| | | | |
|-----------------------|---|-----------------------|------------|
| Clerk's Check # | 1 | Clerk's Total | \$483.36 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$6,008.17 |
| | | Postage | \$27.52 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$6,536.05 |

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

Reduced 6/4/23
