



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

0124.19

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 27, 2023
Property description	HANSEW GARDENIA EST OF 412 PALM CT PENSACOLA, FL 32505 412 PALM CT 04-2715-500 LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 (Full legal attached.)	Certificate #	2021 / 1591
		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)
# 2021/1591	06/01/2021	401.82	20.09	421.91
# 2022/1742	06/01/2022	415.12	20.76	435.88
→Part 2: Total*				857.79

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)
# /					
Part 3: Total*					0.00

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)	857.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	398.89
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,631.68

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: Jennifer N. Cassidy
Signature, Tax Collector or Designee
Escambia, Florida
Date May 17th, 2023

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

+ \$12.50

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>01/03/2024</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.

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300424

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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

Account Number	Certificate No.	Date	Legal Description
04-2715-500	2021/1591	06-01-2021	LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-27-2023
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	461S302001039033	Year	Land	Imprv	Total	Cap Val
Account:	042715500	2022	\$11,250	\$10,805	\$22,055	\$17,926
Owners:	HANSHEW GARDENIA EST OF	2021	\$7,500	\$8,797	\$16,297	\$16,297
Mail:	412 PALM CT PENSACOLA, FL 32505	2020	\$7,500	\$8,177	\$15,677	\$15,677
Situs:	412 PALM CT 32505	Disclaimer				
Use Code:	MOBILE HOME	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					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
09/2000	4612	438	\$10,000	WD	
09/2000	4612	437	\$100	QC	
03/1994	3545	753	\$10,000	SC	

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

2022 Certified Roll Exemptions
None
Legal Description
LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47...
Extra Features
UTILITY BLDG

Parcel Information [Launch Interactive Map](#)

Section Map Id:
46-1S-30-1

Approx. Acreage:
0.1740

Zoned:

Evacuation & Flood Information
[Open Report](#)

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

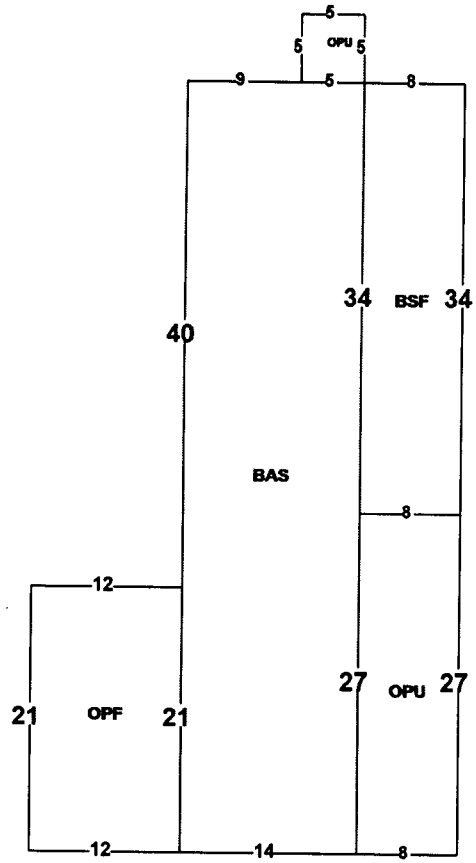
Buildings
Address: 412 PALM CT, Year Built: 1985, Effective Year: 1985, PA Building ID#: 127215

Structural Elements

- DWELLING UNITS-1
- MH EXTERIOR WALL-VINYL/METAL
- MH FLOOR FINISH-CARPET
- MH FLOOR SYSTEM-TYPICAL
- MH HEAT/AIR-HEAT & AIR
- MH INTERIOR FINISH-PANEL PLYWOOD
- MH MILLWORK-TYPICAL
- MH ROOF COVER-METAL
- MH ROOF FRAMING-GABLE HIP
- MH STRUCTURAL FRAME-TYPICAL
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- STORY HEIGHT-0

Areas - 1619 Total SF

- BASE AREA - 854
- BASE SEMI FIN - 272
- OPEN PORCH FIN - 252
- OPEN PORCH UNF - 241



Images



3/1/2019 12:00:00 AM

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 01591**, 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:

**LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10
T 2S R 30 AND SEC 46/47 T 1S R 30**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042715500 (0124-19)

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

GARDENIA HANSHEW EST OF

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 January, which is the **3rd day of January 2024**.

Dated this 23rd 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 #: 04-2715-500 CERTIFICATE #: 2021-1591

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: October 20, 2023 to and including October 20, 2023 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: October 25, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 25, 2023

Tax Account #: **04-2715-500**

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

By Virtue of Warranty Deed recorded 10/4/2000 in OR 4612/438

ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR GARDENIA HANSHEW RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

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 Lien in favor of Escambia County recorded 4/19/2023 – OR 8963/1140**
 - b. **Lien in favor of the Emerald Coast Utilities Authority recorded 9/7/2017 – OR 7772/1551**

4. Taxes:

Taxes for the year(s) 2019-2022 are delinquent.

Tax Account #: 04-2715-500

Assessed Value: \$17,926

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: _____ **JAN 3, 2024**
TAX ACCOUNT #: _____ **04-2715-500**
CERTIFICATE #: _____ **2021-1591**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2022</u> tax year. |

ESTATE OF GARDENIA HANSHEW
412 PALM CT
PENSACOLA, FL 32505

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

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

Certified and delivered to Escambia County Tax Collector, this 25th day of October, 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

October 25, 2023

Tax Account #:04-2715-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC
8/10 T 2S R 30 AND SEC 46/47 T 1S R 30**

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-2715-500(0124-19)

6.00
70.00

OR BK 4612 P80438
Escambia County, Florida
INSTRUMENT 2000-776155

NEED TWO STAMPS PD @ EEC CO \$ 70.00
10/04/00 ERNIE LEE MAGAHA, CLERK
By: *Ernie Lee Magaha*

FILE NO. 00-20785
DOC. _____
REC: _____
TOTAL _____
STATE OF FLORIDA
COUNTY OF Escambia

WARRANTY DEED

Tax ID # 46-1S-30-2001-039-033

RCD Oct 04, 2000 08:46 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 2000-776155

KNOW ALL MEN BY THESE PRESENTS: That
E.L. Mason and Betty J. Mason, husband and wife
416 Palm Court Pensacola, FL 32505

Grantor*
for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has
bargained, sold, conveyed and granted unto _____
Gardenia Hanshaw

Grantee*
Address: 412 Palm Court Pensacola, Florida 32505

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of
Escambia, State of Florida, to wit:

Lot 39, Block 33, lying and being in subdivision known as Brentwood Park, according to plat filed in Plat Book 1 at pages 11, 11A, 11B, and 11C in the public records of Escambia County, Florida.

Prepared By:
Linda D. Stearns
✓ Southland Title of Pensacola, Inc.
1120 N. 12th Ave.
Pensacola, FL 32501

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.
Said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of singular member shall include the plural, and the plural the singular, the use of any gender shall include the genders.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on September 29, 2000

Linda D. Stearns
Linda D. Stearns
Ernie Lee Magaha
Ernie Lee Magaha
E.L. Mason (Seal)
Betty J. Mason (Seal)
Betty J. Mason (Seal)

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day of September, 2000 by E.L. Mason and Betty J. Mason, husband and wife

who is/are personally known to me or who has/have produced Drivers Licenses as identification and who did take an oath.

My Commission expires:

(Seal)

Linda D. Stearns
Linda D. Stearns
Notary Public
Serial Number:

LINDA D. STEARNS
"Notary Public-State of FL"
Comm. Exp Apr. 3, 2001
Comm. No. CC 617214

00-20785

Recorded in Public Records 4/19/2023 8:22 AM OR Book 8963 Page 911,
Instrument #2023030636, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE22093917U
LOCATION: 412 PALM CT
PR#: 461S302001039033

VS.

HANSHEW, GARDENIA EST
OF
412 PALM CT
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, Boone,
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 Ordinances has occurred and continues:

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

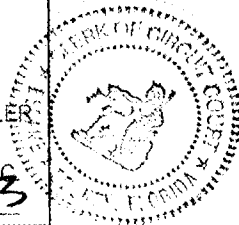
Sec. 42-196(d) Nuisance - (D) Overgrowth

Unsafe Structures - 30-203 (DD) Structural elements unmaintained

Unsafe Structures - 30-203 (O) Roof

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: [Signature] DC
DATE: 4.19.23



Page 1 Of 4

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/16/2023** to correct the violation(s) 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.

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **5/17/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S)**.

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

Page 2 Of 4

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

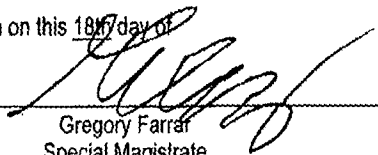
This fine shall be forwarded to the Board of County Commissioners of Escambia County. Under the authority of Sec. 162.09, Fla. Stat., as amended, and Sec. 30-35 of the Escambia County Code of Ordinances, as amended, the Board of County Commissioners will certify to the Special Magistrate all costs imposed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

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

DONE AND ORDERED in Escambia County, Florida on this 18th day of

April, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

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



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES 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:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47...

Customer: Gardenia C Hanshew

Account Number: 124111-66175

Amount of Lien: \$ 61.01, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

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

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

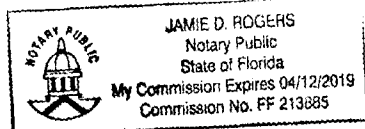
Dated: 083117

EMERALD COAST UTILITIES AUTHORITY

BY: Yolanda Blackmon

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of August, 2017, by Yolanda Blackmon of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01591 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GARDENIA HANSHEW EST OF ESCAMBIA COUNTY / COUNTY ATTORNEY
412 PALM CT 221 PALAFOX PLACE STE 430
PENSACOLA, FL 32505 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ECUA
ESCAMBIA CENTRAL OFFICE COMPLEX 9255 STURDEVANT ST
3363 WEST PARK PLACE PENSACOLA, FL 32514
PENSACOLA FL 32505

WITNESS my official seal this 16th day of November 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042715500 (0124-19)

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

GARDENIA HANSHEW EST OF

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 January, which is the **3rd** day of **January 2024**.

Dated this 16th day of November 2023.

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



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

By:
Emily Hogg
Deputy Clerk

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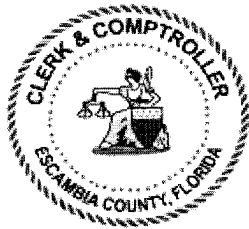
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Post Property:

412 PALM CT 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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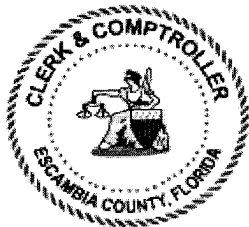
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Personal Services:

GARDENIA HANSHEW EST OF
412 PALM CT
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

GARDENIA HANSHEW EST OF
[0124-19]
412 PALM CT
PENSACOLA, FL 32505

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0124-19]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0129 1334 57

9171 9690 0935 0129 1334 40

*RIN -
Attempted - NOT KNOWN*

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0124-19]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

ECUA [0124-19]
9255 STURDEVANT ST
PENSACOLA, FL 32514

9171 9690 0935 0129 1334 33

9171 9690 0935 0129 1334 26

*Gardenia C Hanshew
1124 Tall Pine Trl
Gulf Breeze FL 32561
9171 9690 0935 0128 0719 34*

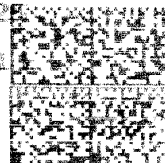
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0129 1334 57

PENSACOLA FL 32502
NOV 14 2023 PM 11



quadrant
FIRST-CLASS MAIL
IMI
\$007.18
11/28/2023 ZIP 32502
043M31219251

US POSTAGE

GARDENIA HANSHEW EST OF
[0124-19]
412 PALM CT
PENSACOLA, FL 32505

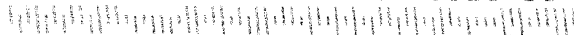
ANK/RTS

WEXIE 312 75 1 0012/09/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
32502-5833
0935-0129

BC: 9250258335 *2638-09326-28-40



Gardenia C Hanshew

Age 86 (May 1937)

Full Background Report Available → Ad



Current Address

1124 Tall Pine Trl
Gulf Breeze, FL 32561

Santa Rosa County
(Jan 1996 - Dec 2023)

✓ put in mail 12/15/2023



Phone Numbers

(850) 432-5006 - Landline

Possible Primary Phone
Last reported Nov 2023
Southern Bell Telephone & Telegraph

(337) 967-9006 - Wireless

Last reported Jan 2023
AT&T

(850) 287-3456 - Wireless

Last reported Oct 2017
AT&T

-DISC

wrong #

-DISC

(904) 432-5006 - Wireless

Last reported Aug 2010
Powertel Jacksonville Licenses

(337) 365-8205 - Landline

Last reported Sep 2021
South Central Bell Telephone

-disc

-disc



Also Known As

Gardenia S Hanshew, Gardenia Secrist Hanshew



Background Report Sponsored Link

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

View Background Report

Sponsored Links



Previous Addresses

615 ... St #D

412 ... St

Pensacola, FL 32501

Escambia County
(Apr 1991 - May 2014)

Pensacola, FL 32505

Escambia County
(Aug 1988 - May 2014)

5202 W Old Spanish Trl

New Iberia, LA 70560

Iberia County
(Dec 1993)

Sponsored Links



Possible Relatives

Bud Hanshew

Born Oct 1932

Judith H Winter

Born Jan 1956

Leslie I Hanshew

Born Oct 1932

Leslie A Walker

Born May 1961

Linda Carole

Hanshew

Born Aug 1953



Possible Associates

Matthew Leslie

Baker

Born Nov 1976

Bryan D Baker

Born Feb 1951

Bryan Paul Baker

Born May 1975

Kerry J Suire

Born Jul 1953

Adam J Winter

Born May 1982

Billy W Walker

Born Jul 1973

Bredana Baker

Born Jul 1980

Brooke Carol

Walker

Born Mar 1996



Background Report Sponsored Link

- Arrest Records
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[View Background Report](#)

FAQ

Where does **Gardenia C Hanshew** live?

Gardenia C Hanshew's current address is 1124 Tall Pine Trl Gulf Breeze, FL 32561.

How old is **Gardenia C Hanshew**?

Gardenia C Hanshew is 86 years old.

What is **Gardenia C Hanshew's** phone number?

Gardenia C Hanshew's number is (850) 432-5006.

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.

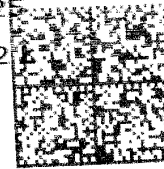
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
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CERTIFIED MAIL



9171 9690 0935 0128 0719 34

PENSACOLA FL 325
18 DEC 2023 PM 2



quadrant
FIRST-CLASS MAIL
IMI
\$007.18
12/18/2023 ZIP 32502
043M31219251

US POSTAGE

FILED
CLERK OF CIRCUIT COURT
PENSACOLA, FL
NOV 15 2023

0124-19
ANK
Gardenia C Hanshew
1124 Tall Pine Trl
Gulf Breeze, FL 32561

NIXIE 322 DE 1 0012/29/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 32502583335 2738-09481-18-38

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0124-19

Document Number: ECSO23CIV042967NON

Agency Number: 24-001653

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01591 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: GARDENIA HANSHEW EST OF


Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/29/2023 at 9:35 AM and served same at 10:34 AM on 11/30/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

J. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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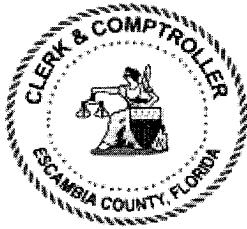
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Post Property:

412 PALM CT 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECORDED
2023 NOV 16 10:58 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

024-19

Document Number: ECSO23CIV042970NON

Agency Number: 24-001654

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 015191 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: GARDENIA HANSHEW EST OF

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 11/29/2023 at 9:35 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for GARDENIA HANSHEW EST OF , Writ was returned to court UNEXECUTED on 11/30/2023 for the following reason:

PER NEIGHBOR, SUBJECT DOES NOT LIVE AT GIVEN ADDRESS; VACANT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: 

J. JACKSON, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

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412 PALM CT
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2023 NOV 16 10:05 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Personal Services:

GARDENIA HANSHEW EST OF
412 PALM CT
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



2023

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
04-2715-500	06		461S302001039033

HANSHEW GARDENIA EST OF
412 PALM CT
PENSACOLA, FL 32505

PROPERTY ADDRESS:
412 PALM CT

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21/1591

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	19,718	0	19,718	130.46	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	26,481	0	26,481	51.96	
BY STATE LAW	3.1820	26,481	0	26,481	84.26	
WATER MANAGEMENT	0.0234	19,718	0	19,718	0.46	
SHERIFF	0.6850	19,718	0	19,718	13.51	
M.S.T.U. LIBRARY	0.3590	19,718	0	19,718	7.08	
ESCAMBIA CHILDRENS TRUST	0.4365	19,718	0	19,718	8.61	
TOTAL MILLAGE 13.2644					AD VALOREM TAXES	\$296.34

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 43 See Additional Legal on Tax Roll	FP FIRE PROTECTION		125.33
	NON-AD VALOREM ASSESSMENTS		\$125.33

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$421.67

If Paid By	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024
Please Pay	\$409.02	\$413.24	\$417.45	\$421.67

RETAIN FOR YOUR RECORDS

2023 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

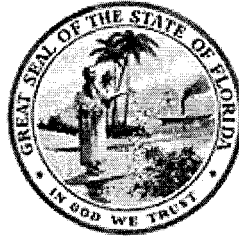
AMOUNT IF PAID BY	Dec 31, 2023
	409.02
AMOUNT IF PAID BY	Jan 31, 2024
	413.24
AMOUNT IF PAID BY	Feb 29, 2024
	417.45
AMOUNT IF PAID BY	Mar 31, 2024
	421.67
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
04-2715-500
PROPERTY ADDRESS
412 PALM CT

HANSHEW GARDENIA EST OF
412 PALM CT
PENSACOLA, FL 32505

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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

Cert # 001591 of 2021 Date 1/3/2024
Name PAMELA KIMBALL

Cash Summary

Cash Deposit	\$1,320.00
Total Check	\$25,307.30
Grand Total	\$26,627.30

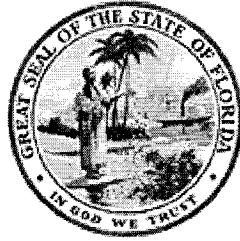
Purchase Price (high bid amount)	\$26,400.00	Total Check	\$25,307.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$184.80	Adv Doc. Stamps	\$184.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$2,824.10	Postage	\$28.84
		Researcher Copies	\$0.00
- postage	\$28.84		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$2,795.26	Registry of Court	\$2,795.26
Purchase Price (high bid)	\$26,400.00		
-Registry of Court	\$2,795.26	Overbid Amount	\$23,575.90
-advance recording (for mail certificate)	\$18.50		
-postage	\$28.84		
-Researcher Copies	\$0.00		
= Overbid Amount	\$23,575.90		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

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

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



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

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

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

**Case # 2021 TD 001591
 Sold Date 1/3/2024
 Name PAMELA KIMBALL**

RegistryOfCourtT = TAXDEED	\$2,795.26
overbidamount = TAXDEED	\$23,575.90
PostageT = TD2	\$28.84
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$184.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 001591	
5/19/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/19/2023	TD84	PA INFO	
5/22/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023039089	
5/24/2023	TD84	NOTICE OF TDA	
11/8/2023	TD82	PROPERTY INFORMATION REPORT	
11/29/2023	TD81	CERTIFICATE OF MAILING	
12/8/2023	CheckVoided	CHECK (CHECKID 131419) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
12/8/2023	CheckMailed	CHECK PRINTED: CHECK # 900036381 -- REGISTRY CHECK	
12/18/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
12/20/2023	TD84	SHERIFF'S RETURN OF SERVICE	
12/28/2023	TD84	2023 TAXES	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/19/2023 2:36:45 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/19/2023 2:36:47 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/19/2023 2:36:45 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/19/2023 2:36:48 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/19/2023 2:38:07 PM	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

5/22/2023 11:32:55 AM	2023039089	GREEN GULF GROUP CO	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/8/2023 11:27:13 AM	Check (outgoing)	101849551	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036381 CLEARED ON 12/8/2023
5/22/2023 11:32:55 AM	Deposit	101794535	GREEN GULF GROUP CO		320.00	Deposit

Deposited	Used	Balance
320.00	8,400.00	-8,080.00

Pamela Kimball

73753

\$ 26,400.00

Deposit

\$1,320.00

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
01/03/2024	2021 TD 00159	461S3								00	\$184.60	\$26,307.30	01591	Coon Street Inc.	4490 North W Stre
01/03/2024	2021 TD 00052	121S3								00	\$129.50	\$17,747.00	00521	Pradeep M. Parekl	754 boulder creek
01/03/2024	2016 TD 00467	261S3								00	\$70.70	\$9,708.20	04673	Shane Willis	2172 W 9 Mile Rd.
01/03/2024	2016 TD 00310	172S3								00	\$41.30	\$5,688.80	03104	Christine Mae Gon	6134 Bradshaw St

Case Number: 2021 TD 001591
Result Date: 01/03/2024

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Page 1 of 1

TOTALS: Items Count: 4 Balance: \$57,855.00 Clerk Fees: \$0.00 Rec Fees: \$170.00 Doc Stamps: \$426.30 Total Due: \$58,451.30

View 1 - 4 of 4



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a NOTICE in the matter of TAX DEED SALE

DATE – 01-03-2024 – TAX CERTIFICATE #'S 01591

in the CIRCUIT Court

was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.12.21 10:08:51 -06'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER A.D., 2023

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2023.12.21 10:19:24 -06'00'

**HEATHER TUTTLE
NOTARY PUBLIC**



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2024
Commission No. HH4627

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01591, 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:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042715500 (0124-19)

The assessment of the said property under the said certificate issued was in the name of GARDENIA HANSHEW EST OF

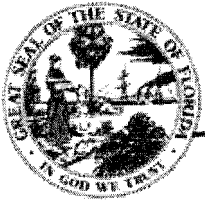
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

GARDENIA HANSHEW EST OF
412 PALM CT
PENSACOLA, FL 32505

Tax Deed File # 0124-19
Certificate # 01591 of 2021
Account # 042715500

Property legal description:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$18,203.55** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 8th day of January 2024.

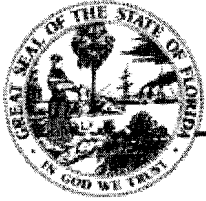


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0127 1841 78



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
**NOT IN COMPLIANCE, PAYOFF THROUGH SALE DATE)
(\$250.00 COURT COST, \$4620 FINES, \$1245 RECORDING FEES)
412 PALM CT / CE22093917U
- 2023 CL 030686

Tax Deed File # 0124-19
Certificate # 01591 of 2021
Account # 042715500

Property legal description:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$18,203.55** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 8th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ECUA
9255 STURDEVANT ST
PENSACOLA, FL 32514

Tax Deed File # 0124-19
Certificate # 01591 of 2021
Account # 042715500

Property legal description:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 3, 2024**, and a surplus of **\$18,203.55** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 8th day of January 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

Tax Cert

2021 TD 001591

Property Owner

Gardenia Handrew EST of

Property Address

412 Palm Ct 32505

SOLD TO:

Pamela Kimball

\$26,400.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 213.30 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 371.14 ✓
Tax Collector Fee (from redeem screen)	\$ 12.50 ✓
Certificate holder/taxes & app fees	\$ 2,369.57 ✓
Refund High Bidder unused sheriff fees	\$ 40.00 ✓
Additional taxes	\$ 413.24 ✓
Postage final notices	\$ 7.21 ✓
CODE ENF LIEN	\$ 4994.00
EQUA	\$ 534.35
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$ 23,204.76
	\$
	\$ 18,203.55
	\$ 17,667.70
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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

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

Lien Information:

✓		Due \$
✓		Paid \$
✓	EQUA 1112/1551	Due \$ 534.35
✓		Paid \$ 534.35
✓	CODE ENF	Due \$ 4994.00
✓	8903/1140	Paid \$ 4994.00
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$

Notes: * PAYOFF THRU SAME DATE
 \$ 250 COURT COST
 \$ 124 RECORDING FEES
 \$ 4000- DAILY FINES
 * NOT IN COMPLIANCE

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



NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Notice is hereby given that the EMERALD COAST UTILITES 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:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47...

Customer: Gardenia C Hanshew

Account Number: 124111-66175

Amount of Lien: \$61.01, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

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

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

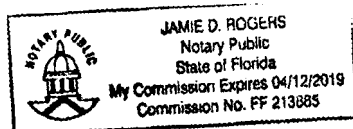
Dated: 083117

EMERALD COAST UTILITIES AUTHORITY

BY: Yolanda Blackmon

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 30th day of August, 2017, by Yolanda Blackmon of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers
Notary Public - State of Florida

RWK:ls
Revised 05/31/11

Myllinda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Monday, January 8, 2024 11:22 AM
To: Myllinda Johnson (COC)
Cc: COC TaxDeeds
Subject: [EXTERNAL]RE: ECUA LIEN PAYOFF REQUEST - TAX DEED CASE 2021 TD 001591 - 412 PALM CT
Attachments: 412 PALM CT1.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.

Please see below:

Termination Date	5/18/2017
Date Debt Paid	1/20/2024
Final Bill and or Write off Amount	\$234.46
Number of Days*	2438
Interest %*	18.00%
Daily Rate of Interest*	\$0.1156
Total Interest*	\$281.89
Total Amount Due*	\$516.35
Balance	\$234.46
Interest	\$281.89
Recording Fee	\$20.00
Total	\$536.35
Daily Interest	\$0.12

*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) 969-6582 | Fax: (850) 969-1759 |



From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Monday, January 8, 2024 9:44 AM
To: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: ECUA LIEN PAYOFF REQUEST - TAX DEED CASE 2021 TD 001591 - 412 PALM CT

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

Good morning,

Can you please provide a payoff for the attached lien? We have Tax Deed surplus funds to disburse.

Thanks,
Mylinda



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

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

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

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

EMERALD COAST UTILITIES AUTHORITY
Account History - Combined Inquiry

Customer ID: 124111 Name: HANSHEW GARDENIA C
Location ID: 66175 Addr: 412 PALM CT
Cycle/route : 52 30 Amount due :
Initiation date . . : 6/22/92 Pending :
Termination date . : 5/18/17 Customer/location status . : W

RE
.00
.00

Type options, press Enter.

5=Display

Opt	Trn Type	Trn/Due Date	Description Bill Comment	Trn/Prv Amount	Reference Date/Num	Running Balance
-	WA ADJ	10/02/18	WRITE OFF-WATER	48.23-	9/28/18	.00
-	SN ADJ	10/02/18	WRITE OFF-SANITATION	12.78-	9/28/18	48.23
-	FB BILL	6/05/17	FINAL BILL	61.01	6/07/17	61.01
-	EZ PMT	5/04/17	MILLERN 05041799	44.89-		.00
-	BL BILL	4/20/17	CYCLE BILL	44.89	4/24/17	44.89
-	EZ PMT	4/05/17	RENOS 04051799	45.18-		.00
-	BL BILL	3/21/17	CYCLE BILL	45.18	3/23/17	45.18
-	EZ PMT	3/07/17	RENOS 03071798	45.06-		.00

More...

F3=Exit
F10=Change view

F5=Adjustments

F7=Pending
F11=Payments

F8=Charges
F12=Cancel

F9=Print history
F24=More keys



**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**

2023 CL 030684

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

Start Date  Court Cost

Recording Fees

Copies Certified Abatement Costs

Fine Per Day Date Of Payoff 

***NOT IN COMPLIANCE AS OF 1 8 2024
412 PALM CT / CE22093917U -
8963/1140 AND 8963/911
**THIS IS THE PAYOFF THROUGH THE TAX DEED SALE DATE
2021 TD 001591

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
\$20.00	231	\$4,620.00	\$250.00	\$100.00	\$10.00	\$7.00	\$7.00	\$0.00	\$4,994.00

Mylinda Johnson (COC)

From: Chinnia M. Moore
Sent: Monday, January 8, 2024 7:50 AM
To: Mylinda Johnson (COC); Katherine E. Williams; Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Tara D. Cannon; Terrance D. Davis
Cc: letspaw@yahoo.com; COC TaxDeeds; ashley@wilsonharrell.com
Subject: Re: 412 Palm Court (Tax Deed case 2021 TD 01591) CE22093917U

Good morning,
Court Cost \$250
Daily fines 05/17/2023-01-03/24 \$4620

\$ 250 - COURT COST
\$ 4,420 - FINES
\$ 124 - RECORDING

\$ 4,994.00
PAYOFF THRU
SALE DATE

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

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Friday, January 5, 2024 8:06 AM
To: Katherine E. Williams <kewilliams@myescambia.com>; Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Tara D. Cannon <tdcannon@myescambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Cc: letspaw@yahoo.com <letspaw@yahoo.com>; COC TaxDeeds <TaxDeeds@escambiaclerk.com>; ashley@wilsonharrell.com <ashley@wilsonharrell.com>
Subject: RE: 412 Palm Court (Tax Deed case 2021 TD 01591) CE22093917U

Do you have a payoff through the sale date of 1/3/2024? We have Tax Deed surplus funds to disburse.



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

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

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

From: Katherine E. Williams <kewilliams@myescambia.com>
Sent: Thursday, January 4, 2024 1:49 PM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>; Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Tara D. Cannon <tdcannon@myescambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Cc: letspaw@yahoo.com; COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: Re: 412 Palm Court (Tax Deed case 2021 TD 01591) CE22093917U

Good afternoon,

The following property is not in compliance per MGO.

This case has now been sent to our Summary Abatement Department. You will need to contact our Abatement Officer Bishop at (850) 503-5444 for any additional information and/or status of the case.

Thank you,

Katie Williams
Code Enforcement
Administrative Assistant
850-595-1821

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Thursday, January 4, 2024 9:22 AM
To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Tara D. Cannon <tdcannon@myescambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Cc: letspaw@yahoo.com <letspaw@yahoo.com>; COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: 412 Palm Court (Tax Deed case 2021 TD 01591) CE22093917U

Hi Chinnia,

Is the following property in compliance? We have Tax Deed surplus funds to disburse. If it's not in compliance, can you please provide an approximate payoff through the sale date of January 3, 2024?

The property sold to Coon Street Inc, 4490 North W St, Pensacola, FL 32505

**Recorded in Public Records 4/19/2023 8:53 AM OR Book 8963 Page 11-40,
Instrument #2023030686, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50**

**Recorded in Public Records 4/19/2023 8:22 AM OR Book 8963 Page 911,
Instrument #2023030636, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50**

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

**CASE NO: CE22093917U
LOCATION: 412 PALM CT
PR#: 461\$302001039033**

VS.

**HANSHEW , GARDENIA EST
OF
412 PALM CT
PENSACOLA, FL 32505**

RESPONDENT(S)



Mylinda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

**Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller**

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

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

Recorded in Public Records 4/19/2023 8:22 AM OR Book 8963 Page 911,
Instrument #2023030636, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE22093917U
LOCATION: 412 PALM CT
PR#: 461S302001039033

VS.

HANSHEW , GARDENIA EST
OF
412 PALM CT
PENSACOLA, FL 32505

RESPONDENT(S)

ORDER

This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, Boone,
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 Ordinances has occurred and continues:
Sec. 42-196(a) Nuisance - (A) Nuisance
Sec. 42-196(d) Nuisance - (D) Overgrowth
Unsafe Structures - 30-203 (DD) Structural elements unmaintained
Unsafe Structures - 30-203 (O) Roof

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: [Signature]
DATE: 4.19.23



Page 1 Of 4

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby **ORDERED** that the **RESPONDENT(S)** shall have until **5/16/2023** to correct the violation(s) 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.

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

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of **\$20.00** per day, commencing **5/17/2023**. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and

Page 2 Of 4

shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.


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

RESPONDENT(S) have the right to appeal the order(s) of the Special Magistrate to the Circuit Court of Escambia County. If **RESPONDENT(S)** wish(es) to appeal, **RESPONDENT(S)** must provide notice of such appeal in writing to both the Environmental Enforcement Division at 3363 West Park Place, Pensacola, Florida 32505, and the Escambia County Circuit Court, M.C. Blanchard Judicial Building, 190 W. Government St, Pensacola, Florida, 32502, no later than **30 days** from the date of this order. Failure to timely file a Written Notice of Appeal will constitute a waiver of the right to appeal this order.

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

DONE AND ORDERED in Escambia County, Florida on this 18th day of

April, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 01591 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 16, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

GARDENIA HANSHEW EST OF ESCAMBIA COUNTY / COUNTY ATTORNEY
412 PALM CT 221 PALAFOX PLACE STE 430
PENSACOLA, FL 32505 PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
ESCAMBIA CENTRAL OFFICE COMPLEX ECUA
3363 WEST PARK PLACE 9255 STURDEVANT ST
PENSACOLA FL 32505 PENSACOLA, FL 32514

WITNESS my official seal this 16th day of November 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
 County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 01-03-2024 - TAX CERTIFICATE #'S 01591

in the CIRCUIT Court was published in said newspaper in the issues of

NOVEMBER 30 & DECEMBER 7, 14, 21, 2023

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper.

Digitally signed by Michael P Driver
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
 Driver
 Date: 2023.12.21 10:08:51 -06'00'

PUBLISHER

Sworn to and subscribed before me this 21ST day of DECEMBER
 A.D., 2023

Digitally signed by Heather Tuttle
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
 Date: 2023.12.21 10:19:24 -06'00'

HEATHER TUTTLE
 NOTARY PUBLIC



HEATHER TUTTLE
 Notary Public, State of Florida
 My Comm. Expires June 24, 2024
 Commission No. HH4627

**NOTICE OF APPLICATION FOR
 TAX DEED**

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 01591, 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:

LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 SECTION 46, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 042715500 (0124-19)

The assessment of the said property under the said certificate issued was in the name of GARDENIA HANSHEW EST OF

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 January, which is the 3rd day of January 2024.

Dated this 22nd day of November 2023.

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ESCAMBIA COUNTY, FLORIDA
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-11-30-12-07-14-21-2023

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024001493 1/9/2024 10:08 AM
OFF REC BK: 9088 PG: 1764 Doc Type: TXD
Recording \$10.00 Deed Stamps \$184.80

Tax deed file number 0124-19

Parcel ID number 461S302001039033

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 01591 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of January 2024, the land was offered for sale. It was sold to **Coon Street Inc.**, 4490 North W Street Pensacola FL 32505, who was the highest bidder and has paid the sum of the bid as required by law.

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

Description of lands: LT 39 BLK 33 BRENTWOOD PK S/D PB 1 P 11 OR 3545 P 753 OR 4612 P 437 OR 4612 P 438 SEC 8/10 T 2S R 30 AND SEC 46/47 T 1S R 30 SECTION 46, TOWNSHIP 1 S, RANGE 30 W

**** Property previously assessed to: GARDENIA HANSHEW EST OF**

On 3rd day of January 2024, in Escambia County, Florida, for the sum of (\$26,400.00) TWENTY SIX THOUSAND FOUR HUNDRED AND 00/100 Dollars, the amount paid as required by law.

Mylynda Johnson

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

Pam Childers

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



Emily Hogg

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

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

Witness my hand and office seal date aforesaid

Emily Hogg
Emily Hogg

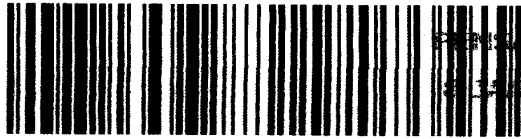


Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

CERTIFIED MAIL™

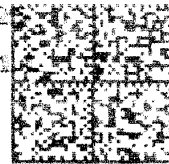
Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

*PAM CHILDERS
ERIK G...
24 JAN 22
MEMPHIS...*



9171 9690 0935 0127 1841 78

PENSACOLA FL 32502
JAN 24 2024 PM 1



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FIRST-CLASS MAIL (M)
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01/09/2024 210 32502
043M31219291

US POSTAGE

Ank RB

GARDENIA HANSHEW EST OF
412 PALM CT
PENSACOLA, FL 32505

Tax Deed File # 0124-19
Certificate # 01591 of 2021
Account # 042715500

NEXTE 322 PE 1 9001/18/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 9290200000000 * 7699 60174-08-37

925925
GND01-QNRW



LAUREN A. MERRITT
P.A.

www.laurenmerrittlaw.com
lauren@laurenmerrittlaw.com

Lauren A. Merritt, Esq.
Licensed in FL and AL

July 23, 2024

**VIA HAND DELIVERY and
EMAIL: hmahoney@escambiaclerk.com**

Escambia County Clerk of Court
ATTN: Heather Mahoney
221 S. Palafox Street
Pensacola, FL 32502

**RE: Estate of Gardenia Hanshew; Case No. 2024 CP 000874
Order of Summary Administration**

Dear Ms. Mahoney:

My name is Lauren A Merritt. I am the attorney representing the Estate of Gardenia Hanshew deceased. Enclosed please find the following order regarding Ms. Hanshew's estate:

1. Order of Summary Administration entered by the Escambia County, Florida Circuit Court on July 22, 2024.

The Order of Summary Administration directs the Escambia County Clerk of Court to issue a check for the balance of surplus funds held in the court registry under Clerk File Number 0124-19.

The order directs that the check be made payable to:

"LAUREN A MERRITT P A IOTA TRUST ACCOUNT"
Lauren A. Merritt, P.A.
111 S. De Villiers Street, Suite B
Pensacola, FL 32502

Pursuant to the court order, please mail a check payable as described above for the balance of surplus funds held in the court registry under Clerk File Number 0124-19.

Thank you in advance for your assistance. Please let me know if you have any questions or concerns. My phone number is (850) 741-2999. My email address is lauren@laurenmerrittlaw.com.

Sincerely,

LAUREN A. MERRITT

LAM/kd
Encls.
cc: Judith Winter

111 S. De Villiers St., Ste. B

Pensacola, FL 32502

(850) 741-2999



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 22, 2024

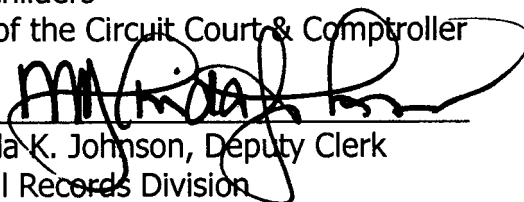
Lauren A. Merritt PA
111 S De Villiers St Ste B
Pensacola FL 32502

Re: Tax Certificate 2021 TD 01591

Dear Ms. Merritt,

Please find enclosed check #_900037530_ in the amount of \$17,667.20. This amount represents payment of the claim on behalf of the Estate of Gardenia Hanshew (Probate Case No. 2024 CP 000874), for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property located at 412 Palm Court, Pensacola FL 32505.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Official Records Division

/mj
Enclosures

DATE OF AUCTION: 1/3/2024
TAX ACCOUNT NO: 04-2715-500
CERT NO: 2021 TD 01591
FILE NO: 0124-19

PROPERTY ADDRESS: 412 PALM CT 32505

BALANCE OF SURPLUS: \$17,667.20
DATE OF SURPLUS NOTICE: JAN. 8, 2024
OWNERS AT TIME OF AUCTION: EST OF GARDENIA HANSHEW

DATE OF CLAIM: JAN. 23, 2024
CLAIMANT: LAUREN A MERRITT ESQ
ON BEHALF OF EST OF GARDENIA HANSHEW
HEIRS: 1/4 EACH
JUDITH WINTER
JACKIE HANSHEW
LESLIE WALKER
LINDA HANSHEW

LAUREN@LAURENMERRITTLAW.COM

LIENHOLDERS: ECUA - PAID FROM SURPLUS
CODE LIEN - PARTIAL PD FROM SURPLUS

120 DAY CLAIM PERIOD: MAY 7 2024
CLAIMS FILED? N/A

OK TO
PAY 8/12