



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0425-80

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991	Application date	Jun 14, 2024
Property description	RIDENOUR STEVEN J RIDENOUR CHRISTINE E 112 SABRINA DR PENSACOLA, FL 32514 112 SABRINA DR 02-1243-135 BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9 SEC E ALG E LI OF (Full legal attached.)	Certificate #	2022 / 576
		Date certificate issued	06/01/2022

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/576	06/01/2022	320.80	16.04	336.84
# 2024/595	06/01/2024	342.14	17.11	359.25
→ Part 2: Total*				696.09

## 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)	696.09
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,071.09

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: Condice Lewis Escambia, Florida  
Signature, Tax Collector or Designee Date June 18th, 2024

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/02/2025</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

+ 12.50

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD W 1/2 FOR 230 FT N 88 DEG 36 MIN 20 SEC W 195 75/100 FT TO POB CONT N 88 DEG 36 MIN 20 SEC W ALG SAME COURSE 90 75/100 FT S 1 DEG 30 MIN 9 SEC W 120 FT S 88 DEG 36 MIN 20 SEC E 90 75/100 FT N 1 DEG 30 MIN 9 SEC E 120 FT TO POB OR 7486 P 211

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400902

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
ELEVENTH TALENT, LLC  
PO BOX 769  
PALM CITY, FL 34991,

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
02-1243-135	2022/576	06-01-2022	BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD W 1/2 FOR 230 FT N 88 DEG 36 MIN 20 SEC W 195 75/100 FT TO POB CONT N 88 DEG 36 MIN 20 SEC W ALG SAME COURSE 90 75/100 FT S 1 DEG 30 MIN 9 SEC W 120 FT S 88 DEG 36 MIN 20 SEC E 90 75/100 FT N 1 DEG 30 MIN 9 SEC E 120 FT TO POB OR 7486 P 211

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  
ELEVENTH TALENT, LLC  
PO BOX 769  
PALM CITY, FL 34991

06-14-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

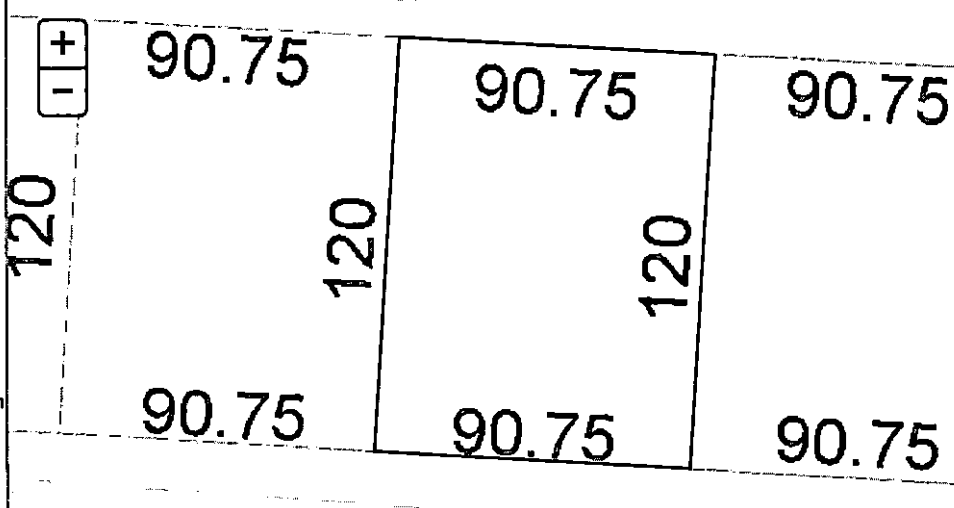


[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	121S304101080011	Year	Land	Imprv	Total	Cap Val
Account:	021243135	2023	\$6,413	\$5,241	\$11,654	\$11,654
Owners:	RIDENOUR STEVEN J RIDENOUR CHRISTINE E	2022	\$6,413	\$4,428	\$10,841	\$10,841
Mail:	112 SABRINA DR PENSACOLA, FL 32514	2021	\$6,413	\$3,675	\$10,088	\$10,088
Situs:	112 SABRINA DR 32514	Disclaimer				
Use Code:	MOBILE HOME	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
03/02/2016	7486	211	\$100	CJ		Legal Description BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD W 1/2 FOR 230...	
01/1995	3726	179	\$7,500	WD			
01/1993	3299	386	\$7,200	WD			
01/1987	2334	34	\$9,900	WD			
12/1986	2334	30	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						FRAME SHED UTILITY BLDG	

Parcel Information		Launch Interactive Map	
Section Map Id: <u>12-1S-30-2</u>	<div><div>+</div><div>-</div></div>		
Approx. Acreage: 0.2595			
Zoned:  HDMU			
Evacuation & Flood Information <a href="#">Open Report</a>			
 <a href="#">View Florida Department of Environmental Protection(DEP) Data</a>			

## Buildings

Address: 112 SABRINA DR, Year Built: 1971, Effective Year: 1971, PA Building ID#: 126285

### Structural Elements

#### DWELLING UNITS-1

MH EXTERIOR WALL-VINYL/METAL

MH FLOOR FINISH-CARPET

MH FLOOR SYSTEM-TYPICAL

MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE

MH INTERIOR FINISH-PANEL PLYWOOD

MH MILLWORK-TYPICAL

MH ROOF COVER-METAL

MH ROOF FRAMING-FLAT/SHED

MH STRUCTURAL FRAME-TYPICAL

NO. PLUMBING FIXTURES-6

NO. STORIES-1

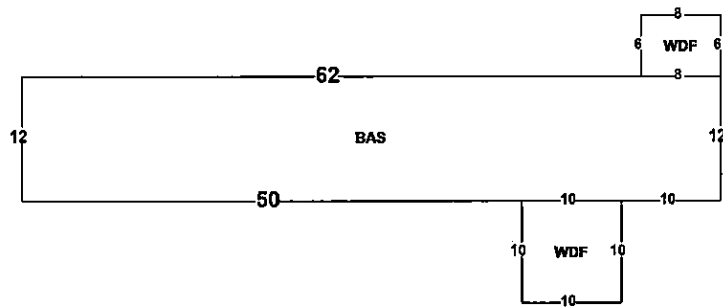
STORY HEIGHT-0



Areas - 988 Total SF

BASE AREA - 840

WOOD DECK FIN - 148



## Images



12/5/2023 12:00:00 AM

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

Last Updated: 06/20/2024 (tc.13104)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 00576**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD W 1/2 FOR 230 FT N 88 DEG 36 MIN 20 SEC W 195 75/100 FT TO POB CONT N 88 DEG 36 MIN 20 SEC W ALG SAME COURSE 90 75/100 FT S 1 DEG 30 MIN 9 SEC W 120 FT S 88 DEG 36 MIN 20 SEC E 90 75/100 FT N 1 DEG 30 MIN 9 SEC E 120 FT TO POB OR 7486 P 211**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 021243135 (0425-80)**

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

**STEVEN J RIDENOUR and CHRISTINE E RIDENOUR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd** day of **April 2025**.

Dated this 20th day of June 2024.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-1243-135 CERTIFICATE #: 2022-576

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

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

BY

Michael A. Campbell,  
As President  
Dated: December 16, 2024

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

December 16, 2024

Tax Account #: **02-1243-135**

1. The Grantee(s) of the last deed(s) of record is/are: **STEVEN J. RIDENOUR AND CHRISTINE E. RIDENOUR**

**By Virtue of Quit Claim Deed recorded 3/2/2016 in OR 7486/211**

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. NONE**

4. Taxes:

**Taxes for the year(s) 2021-2023 are delinquent.**

**Tax Account #: 02-1243-135**

**Assessed Value: \$12,819.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 2, 2025

**TAX ACCOUNT #:** 02-1243-135

**CERTIFICATE #:** 2022-576

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>2024</u> tax year.

**STEVEN J RIDENOUR AND**  
**CHRISTINE E RIDENOUR**  
**112 SABRINA DR**  
**PENSACOLA, FL 32514**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of December, 2024.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

## **PROPERTY INFORMATION REPORT**

**December 16, 2024**

**Tax Account #:02-1243-135**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9  
SEC E ALG E LI OF SD W 1/2 FOR 230 FT N 88 DEG 36 MIN 20 SEC W 195 75/100 FT TO POB  
CONT N 88 DEG 36 MIN 20 SEC W ALG SAME COURSE 90 75/100 FT S 1 DEG 30 MIN 9 SEC W  
120 FT S 88 DEG 36 MIN 20 SEC E 90 75/100 FT N 1 DEG 30 MIN 9 SEC E 120 FT TO POB OR 7486 P  
211**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 02-1243-135 (0425-80)**

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

Prepared by: Bruce M. Brown  
Record and Return to:

Steven J. Ridenour  
112 Sabrina Dr.  
Pensacola, FL 32514

**Quit Claim DEED**

This Quit Claim Deed made on the first day of March, 2016

Between Bruce M. Brown

Whose mailing address is: 8151 Carl Dean rd. Pensacola, FL 32514

Hereinafter called the First Party,

and Steven J. Ridenour and Christine E. Ridenour

Whose mailing address is: 112 Sabrina Dr. Pensacola, FL 32514

Hereinafter called the Second Party,

**WITNESSETH**, that the First Party, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** in hand paid by the said second party, the receipt whereof is herby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Escambia, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

**TAX FOLIO NUMBER:** 0212433135

To have and to hold the same together with all and singular the appurtenant thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said second party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, this second day of March, 2016

(Wit.) Jessica Bowden [Signature] (Seal)

(Wit.) Jackie Gibbs [Signature] (Seal)

State of Florida }  
County of Escambia }

The foregoing instrument is acknowledged before me on this second day of March, 2016 by

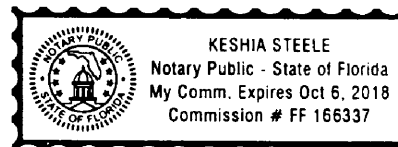
Bruce M. Brown [Signature]  
who is personally known to me or who has/have produced Florida Driver License as identification  
and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

[Signature]  
Notary Public

My commission expires Oct 6, 2018  
(Affix Notary Seal)

**RECORDED AS  
RECEIVED**



**SCHEDULE A  
LEGAL DESCRIPTION**

Commencing at a concrete monument located at S.E. corner of the West half of lot 11 of the National Land Sales Company plat of section 12, T-1-S, R-30-W, as recorded in Deed Book 102, at page 487 of the Public Records of Escambia County, Florida; thence N. 01 degrees 30'09" E. along the East line of said West half for 230.00' to an iron pipe; thence N. 88 degrees 36'20" W. for 195.75' to an iron pipe and Point of Beginning; thence continue N. 88 degrees 36'20" W. along same course for 90.75' to an iron pipe; thence S. 01 degrees 30'09" W. for 120.00' to an iron pipe; thence S. 88 degrees 36'20" E. for 90.75' to an iron pipe; thence N. 01 degrees 30'09" E. for 120.00' to P.O.B.

THE ABOVE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 00576 of 2022**

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

STEVEN J RIDENOUR 112 SABRINA DR PENSACOLA, FL 32514	CHRISTINE E RIDENOUR 112 SABRINA DR PENSACOLA, FL 32514
--	---

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 00576**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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**TAX ACCOUNT NUMBER 021243135 (0425-80)**

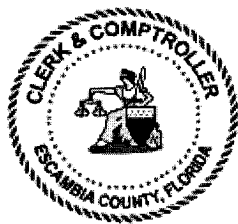
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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd** day of **April 2025**.

Dated this 18th day of February 2025.

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



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

By:  
Emily Hogg  
Deputy Clerk

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

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### Post Property:

112 SABRINA DR 32514



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

By:  
Emily Hogg  
Deputy Clerk

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**BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 9 SEC E ALG E LI OF SD W 1/2 FOR 230 FT N 88 DEG 36 MIN 20 SEC W 195 75/100 FT TO POB CONT N 88 DEG 36 MIN 20 SEC W ALG SAME COURSE 90 75/100 FT S 1 DEG 30 MIN 9 SEC W 120 FT S 88 DEG 36 MIN 20 SEC E 90 75/100 FT N 1 DEG 30 MIN 9 SEC E 120 FT TO POB OR 7486 P 211**

**SECTION 12, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 021243135 (0425-80)**

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

**STEVEN J RIDENOUR and CHRISTINE E RIDENOUR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of April, which is the **2nd** day of April 2025.

Dated this 18th day of February 2025.


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

### Personal Services:

**STEVEN J RIDENOUR**  
112 SABRINA DR  
PENSACOLA, FL 32514

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



By:   
Emily Hogg  
Deputy Clerk

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



## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

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112 SABRINA DR  
PENSACOLA, FL 32514

**PAM CHILDERS**  
CLERK OF THE CIRCUIT COURT  
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By:  
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Deputy Clerk

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STEVEN J RIDENOUR [0425-80]  
112 SABRINA DR  
PENSACOLA, FL 32514

9171 9690 0935 0128 0701 42

CHRISTINE E RIDENOUR [0425-80]  
112 SABRINA DR  
PENSACOLA, FL 32514

9171 9690 0935 0128 0701 35

*Contact ✓*

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-80

**Document Number:** ECSO25CIV006299NON

**Agency Number:** 25-003865

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00576 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: STEVEN J RIDENOUR AND CHRISTINE E RIDENOUR

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/21/2025 at 9:16 AM and served same at 6:59 AM on 2/25/2025 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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### Post Property:

**112 SABRINA DR 32514**



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

By:  
Emily Hogg  
Deputy Clerk

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RECEIVED  
FEB 19 2025

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-80

**Document Number:** ECSO25CIV006218NON

**Agency Number:** 25-003929

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00576 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE STEVEN J RIDENOUR AND CHRISTINE E RIDENOUR

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 2/21/2025 at 9:18 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for CHRISTINE E RIDENOUR , Writ was returned to court UNEXECUTED on 3/10/2025 for the following reason:

112 SABRINA DRIVE APPEARS TO BE VACANT; LEFT CARD, NO RESPONSE FROM CARD LEFT. ROAD FLOODED, IMPOSSIBLE TO PASS. UNABLE TO MAKE CONTACT WITH SUBJECT AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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**Personal Services:**

**CHRISTINE E RIDENOUR**  
112 SABRINA DR  
PENSACOLA, FL 32514

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



By:  
Emily Hogg  
Deputy Clerk

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FEB 19 2025  
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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0425-80

**Document Number:** ECSO25CIV006215NON

**Agency Number:** 25-003928

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 00576 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE STEVEN J RIDENOUR AND CHRISTINE E RIDENOUR

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

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CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

  
C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



003928

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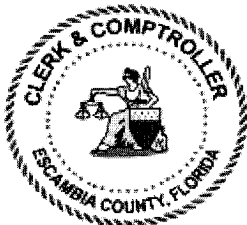
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RECEIVED  
FEB 23 2025  
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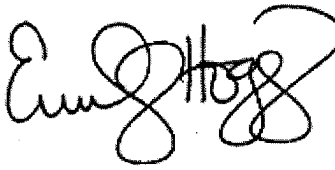
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# THE SUMMATION WEEKLY

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

4WR2/26-3/19TD

Name: Emily Hogg, Deputy Clerk  
Order Number: 7764  
Order Date: 2/20/2025  
Number Issues: 4  
Pub Count: 1  
First Issue: 2/26/2025  
Last Issue: 3/19/2025  
Order Price: \$200.00  
Publications: The Summation Weekly  
Pub Dates: The Summation Weekly: 2/26/2025, 3/5/2025, 3/12/2025, 3/19/2025

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

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

## 2022 TD 00576 ELEVENTH TALENT LLC – Ridenour

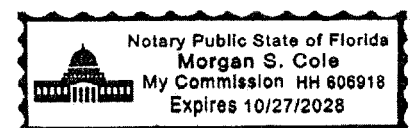
was published in said newspaper in and was printed and released from 2/26/2025 until 3/19/2025 for a consecutive 4 weeks.

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

X   
MALCOLM BALLINGER,  
PUBLISHER FOR THE SUMMATION WEEKLY  
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 3/19/2025, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc



## 2024

## REAL ESTATE

## TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
02-1243-135	06		121S304101080011

RIDENOUR STEVEN J  
 RIDENOUR CHRISTINE E  
 112 SABRINA DR  
 PENSACOLA, FL 32514

PROPERTY ADDRESS:  
 112 SABRINA DR

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22 / 576

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	12,819	0	12,819	84.82	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.7520	14,492	0	14,492	25.39	
BY STATE LAW	3.0950	14,492	0	14,492	44.85	
WATER MANAGEMENT	0.0218	12,819	0	12,819	0.28	
SHERIFF	0.6850	12,819	0	12,819	8.78	
M.S.T.U. LIBRARY	0.3590	12,819	0	12,819	4.60	
ESCAMBIA CHILDRENS TRUST	0.4043	12,819	0	12,819	5.18	

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$173.90

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
BEG AT SE COR OF W 1/2 OF LT 11 NATIONAL LAND SALES DB 102 P 487 N 1 DEG 30 MIN 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

\$299.23

If Paid By Please Pay	Mar 31, 2025 \$299.23	Apr 30, 2025 \$308.21	May 30, 2025 \$343.21		
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RETAIN FOR YOUR RECORDS

### 2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
 Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

PRIOR YEAR(S) TAXES  
OUTSTANDING

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

### PAY ONLY ONE AMOUNT

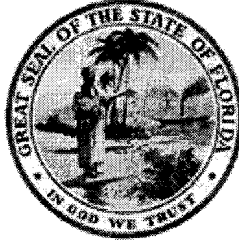
AMOUNT IF PAID BY	Mar 31, 2025 299.23
AMOUNT IF PAID BY	Apr 30, 2025 308.21
AMOUNT IF PAID BY	May 30, 2025 343.21
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

1 021243135 2024 4

\$ 599.42

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 021243135 Certificate Number: 000576 of 2022**

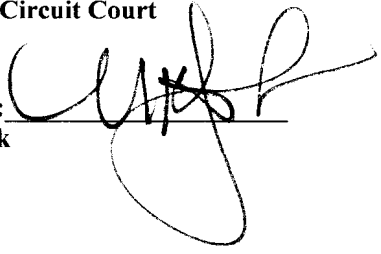
**Payor: STEVEN J RIDENOUR 112 SABRINA DR PENSACOLA, FL 32514      Date 3/28/2025**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total                      \$524.40  
Tax Collector's Total            \$1,244.25  
Postage                            \$16.40  
Researcher Copies              \$0.00  
Recording                        \$10.00  
Prep Fee                          \$7.00  
Total Received                  \$1,802.05

*Produced*  
*\$1774.15*

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

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

3/28/2025