



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

0325.89

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	LB-AMNIA14, LLC LB-AMNIA14, LLC % SB MUNI CUST PO BOX 31191 TAMPA, FL 33631-3191	Application date	Apr 29, 2024
Property description	SNIDER MELINDA SUE 2/5 INT BURKETT MARTHA H EST OF 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505 6321 DENVER AVE 04-1141-500 N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 O (Full legal attached.)	Certificate #	2022 / 1557
		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)
# 2022/1557	06/01/2022	308.49	15.42	323.91
→Part 2: Total*				323.91

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/1536	06/01/2023	304.99	6.25	50.32	361.56
# 2021/1406	06/01/2021	304.21	6.25	159.71	470.17
# 2020/1781	06/01/2020	492.93	6.25	347.52	846.70
# 2019/1665	06/01/2019	452.51	6.25	400.47	859.23
# 2018/1698	06/01/2018	452.97	6.25	180.90	640.12
# 2017/1667	06/01/2017	454.92	6.25	267.46	728.63
Part 3: Total*					3,906.41

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)	4,230.32
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	345.90
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,951.22

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: *Naum Mustain*
Signature, Tax Collector or Designee

Escambia, Florida
Date May 7th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</u> 03/05/2025	
Signature, Clerk of Court or Designee	

+ \$6.25

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.

N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400872

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191,

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
04-1141-500	2022/1557	06-01-2022	N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938

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
LB-AMNIA14, LLC
LB-AMNIA14, LLC % SB MUNI CUST
PO BOX 31191
TAMPA, FL 33631-3191

04-29-2024
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

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[Tangible Property Search](#)
[Sale List](#)
[Back](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [➔](#)


[Printer Friendly Version](#)

General Information Parcel ID: 4215302201010001 Account: 041141500 Owners: SNIDER MELINDA SUE 2/5 INT BURKETT MARTHA H EST OF 1/5 INT HENNINGTON BETTY JEAN 1/5 INT HENNINGTON REBECCA ANN 1/5 INT Mail: 707 LASALLE WAY PENSACOLA, FL 32505 Situs: 6321 DENVER AVE 32526 Use Code: VACANT RESIDENTIAL Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$32,421</td> <td>\$0</td> <td>\$32,421</td> <td>\$18,969</td> </tr> <tr> <td>2022</td> <td>\$17,245</td> <td>\$0</td> <td>\$17,245</td> <td>\$17,245</td> </tr> <tr> <td>2021</td> <td>\$17,245</td> <td>\$0</td> <td>\$17,245</td> <td>\$17,245</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer <hr/> Tax Estimator <hr/> File for Exemption(s) Online <hr/> Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$32,421	\$0	\$32,421	\$18,969	2022	\$17,245	\$0	\$17,245	\$17,245	2021	\$17,245	\$0	\$17,245	\$17,245																																														
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[Parcel Information](#)
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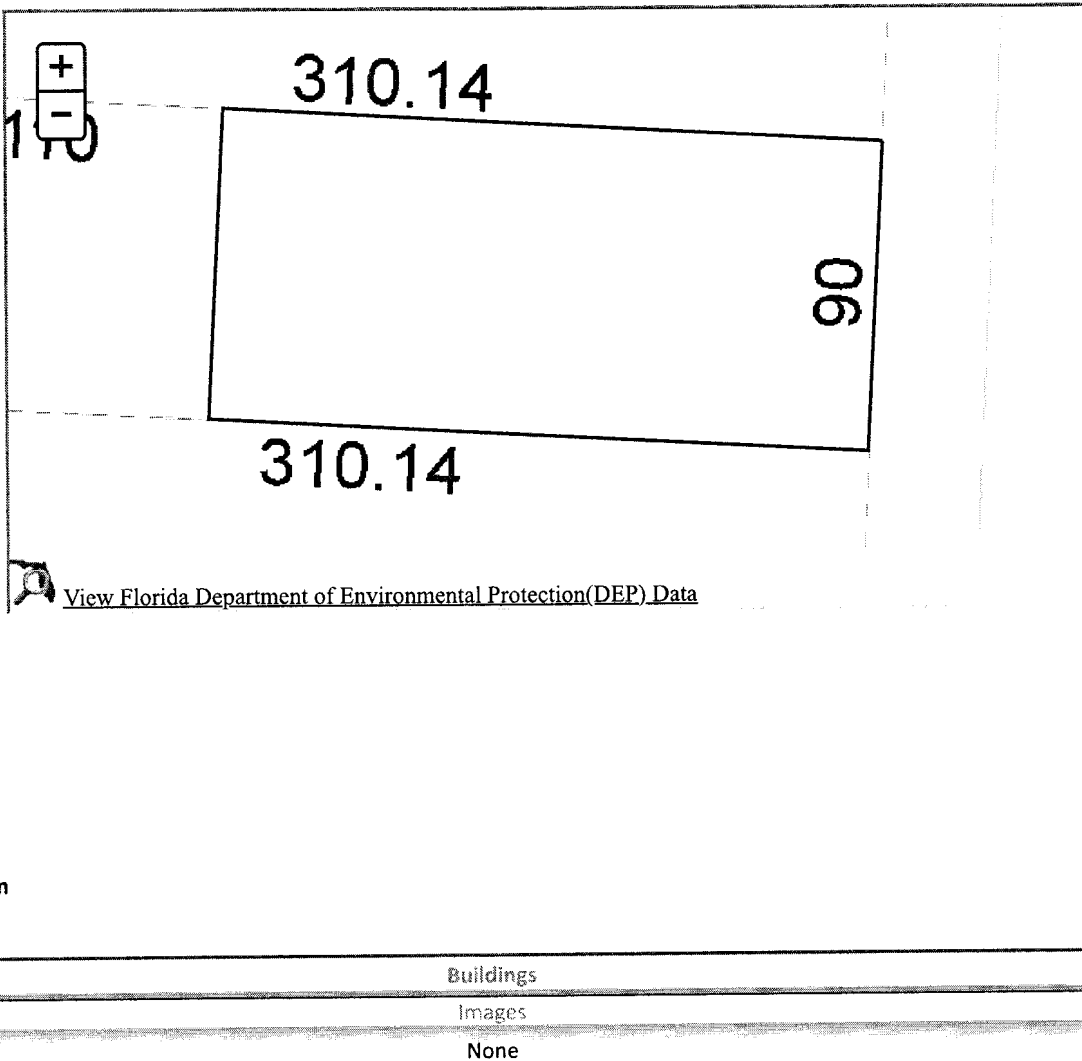
Section
Map Id:
42-1S-30-2

Approx.
Acreage:
0.3959

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Evacuation
& Flood
Information
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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:05/08/2024 (tc.6960)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LB-AMNIA14 LLC** holder of **Tax Certificate No. 01557**, 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:

N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 5592 P 1762 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041141500 (0325-89)

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

MELINDA SUE SNIDER 2/5 INT and EST OF MARTHA H BURKETT 1/5 INT and BETTY JEAN HENNINGTON 1/5 INT and REBECCA ANN HENNINGTON 1/5 INT

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 March, which is the **5th day of March 2025**.

Dated this 13th day of May 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 #: 04-1141-500 CERTIFICATE #: 2022-1557

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: November 20, 2004 to and including November 20, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **04-1141-500**

1. The Grantee(s) of the last deed(s) of record is/are: **MELINDA SUE SNIDER, ESTATE OF BETTY H BLEDSOE, REBECCA ANN HENNINGTON AND BETTY JEAN HENNINGTON**

By Virtue of Order Determining Homestead recorded 10/7/1994 in OR 3659/544 Quit Claim Deed recorded 11/15/2002 - OR 5012/1493; Death Certificate recorded OR 6850/869 and OR 7196/1037; Order of Summary Administration recorded 9/13/2019 OR 8163/1938; Order of Summary Administration recorded 6/22/2017 in OR 7732/1846, Death Certificate recorded OR 7091/706; Order of Summary Administration recorded 3/14/2005 in OR 5592/1762 and Order of Summary Administration recorded 1/11/2023 in OR 8915/179

ABTRACTOR'S NOTE: WE FOUND A CERTIFICATION OF DEATH FOR BETTY HENNINGTON BLEDSOE RECORDED 9/26/2019 IN OR 8171/1514. WE DID NOT FIND A PROBATE CASE FOR BETTY HENNINGTON BLEDSOE FILED 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. **Notice of Lien in favor of Escambia County recorded 7/2/2002 OR 4930/1041**
 - b. **Code Enforcement Order in favor of Escambia County recorded 8/5/2016 OR 7569/1219 together with Cost Order recorded 5/8/2017 OR 7708/960**

4. Taxes:

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

Tax Account #: 04-1141-500

Assessed Value: \$20,865.00

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: MAR 5, 2025

TAX ACCOUNT #: 04-1141-500

CERTIFICATE #: 2022-1557

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**MELINDA SUE SNIDER, EST OF MARTHA H
BURKETT, BETTY JEAN HENNINGTON AND
REBECCA ANN HENNINGTON
707 LASALLE WAY
PENSACOLA, FL 32505**

**EST OF BETTY HENNINGTON BLEDSOE
AND LONNIE BLEDSOE
9806 REBEL ROAD
PENSACOLA, FL 32526**

**REBECCA ANN HENNINGTON
140 S CHIPPER ROAD
CANTONMENT, FL 32533**

**BETTY JEAN HENNINGTON
2448 SPY GLASS CIRCLE
PENSACOLA, FL 32526**

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

**BETTY JEAN HENNINGTON
6300 ARD RD
PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 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

November 22, 2024

Tax Account #:04-1141-500

LEGAL DESCRIPTION EXHIBIT "A"

**N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544
OR 5012 P 1493 OR 5592 P 1762 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938 OR
8915 P 179**

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1141-500(0325-89)

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

10.50

OR BK 5012 PG1493
Escambia County, Florida
INSTRUMENT 2002-024444

DEED DOC STAMPS PD @ ESC CO \$ 0.70
11/15/02 ERNIE LEE MAGANA, CLERK

By: 

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 12th day of November, 2002,
by first party, Grantor, Betty H. Bledsoe
whose post office address is 9806 Rebel Road Pensacola, FL 32526
to second party, Grantee, Carolyn H. Stevenson
whose post office address is 6321 Denver Avenue Pensacola, FL 32526

WITNESSETH, That the said first party, for good consideration and for the sum of
One and 00/100 Dollars (\$ 1.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Escambia, State of Florida to wit:

NORTH 90 FEET OF SOUTH HALF OF BLOCK AA, WEST PENSACOLA
HEIGHTS, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST,
ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 34A, OF
THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND
EXCEPT OR BOOK 1352, PAGE 600

OR BK 5012 PG1494
Escambia County, Florida
INSTRUMENT 2002-028994

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Jacquita Cornish
Signature of Witness
Jacquita Cornish

Print name of Witness
Tonya Briseno
Signature of Witness
Tonya Briseno

Print name of Witness

Betty H Bledsoe
Signature of First Party
Betty H. Bledsoe

Print name of First Party

Signature of First Party

Print name of First Party

State of Florida

County of Escambia

On 11/12/02

before me, Donna Mair, a Notary

appeared Betty H. Bledsoe

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Donna Mair

Signature of Notary



Affiant Known X Produced ID
Type of ID FL Lic B432-088-45-606-0
(Seal)

State of

County of

On

before me,

appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced ID
Type of ID _____
(Seal)

Betty H Bledsoe
Signature of Preparer

BETTY H BLEDSOE
Print Name of Preparer

9806 REBEL RD PENS FL 32526
Address of Preparer

RCD Nov 15, 2002 01:15 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-028994

DR BK 4930 PG1041
Escambia County, Florida
INSTRUMENT 2002-981079

NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**Re: CAROLYN H. STEVENSON; MARTHA H. BURKETT, BETTY H. BLEDSOE; JOSEPH R. HENNINGTON; AND WILLARD E. HENNINGTON
6321 DENVER AVENUE**

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 42-121 of the Escambia County Code of Ordinances (Ord. No. 97-36) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney's fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on **MAY 21, 2002** on property located at **6321 DENVER AVENUE, PENSACOLA, FLORIDA**, and more particularly described as follows:

NORTH 90 FEET OF SOUTH HALF OF BLOCK AA, WEST PENSACOLA HEIGHTS, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 34A, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT OR BOOK 1352, PAGE 600.

Escambia County has expended **ONE THOUSAND ONE HUNDRED THIRTY-NINE AND 20/100 DOLLARS (\$1,139.20)** for the abatement of a nuisance injurious to health which, in addition to the cost of advertising, title search, and reasonable attorney's fees, includes removing all debris and litter from the parcel, and cutting down and removing all underbrush, thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

OR BK 4930 PG1042
Escambia County, Florida
INSTRUMENT 2002-981079

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney's fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

The Board of County Commissioners has approved this Notice of Lien and the sum referenced herein shall be a lien against the real property until paid from and after this 20th day of June, 2002.

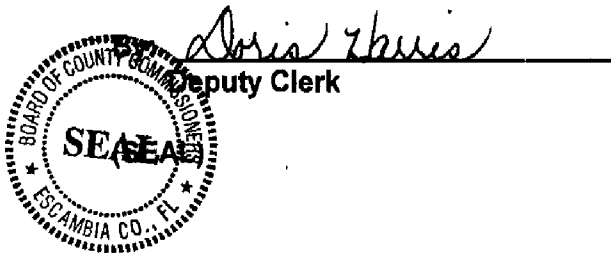
BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA

By: Marie Young
Marie Young, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

RCD Jul 02, 2002 01:37 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-981079



BCC Approved: June 20, 2002

Recorded in Public Records 08/05/2016 at 12:03 PM OR Book 7569 Page 1219,
Instrument #2016060159, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 08/05/2016 at 11:29 AM OR Book 7569 Page 1174,
Instrument #2016060147, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#15-07-02705
LOCATION: 6300 Ard Rd
PR# 281S311000004015**

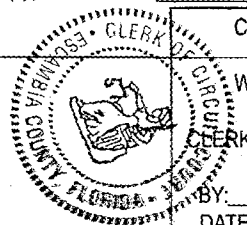
**Hennington Betty Jean
6300 Ard Rd
Pensacola, FL 32526
RESPONDENT**

**Federal National Mortgage Asso
14221 Dallas Pkwy Ste 100
Dallas, TX 75254**

ORDER

This CAUSE having come before the Office of Environmental
Enforcement Special Magistrate on the Petition of the Environmental Enforcement
Officer for alleged violation of the ordinances of the County of Escambia, State of
Florida, and the Special Magistrate having considered the evidence before him in the
form of testimony by the Enforcement Officer and the Respondent or representative,
thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the
appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate
finds that a violation of the following Code of Ordinance(s) has occurred and continues

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



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] D.C.
DATE: 8-5-16

BK: 7569 PG: 1220

BK: 7569 PG: 1175

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other Sec 4-7.13 Temporary Structures
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until October 1, 2016 to correct the violation and to bring the violation into compliance.

BK: 7569 PG: 1221

BK: 7569 PG: 1176

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7569 PG: 1222

BK: 7569 PG: 1177

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10 .00 per day, commencing 10/2, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

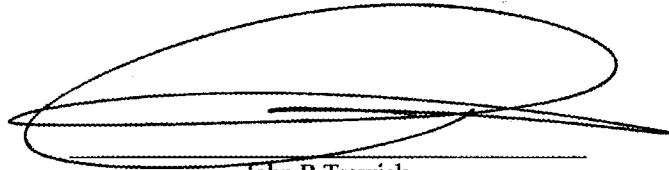
BK: 7569 PG: 1223 Last Page

BK: 7569 PG: 1178 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 2nd day of August, 2016.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 5/8/2017 10:34 AM OR Book 7708 Page 960,
Instrument #2017034040, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA

vs.

Case No.: CE 15-07-02705

Location: 6300 Ard Rd

PR# 281S311000004015

Hennington Betty Jean
6300 Ard Rd
Pensacola, FL 32526

Federal National Mortgage Asso
14221 Dallas Pkwy Ste 100
Dallas, TX 75254

ORDER

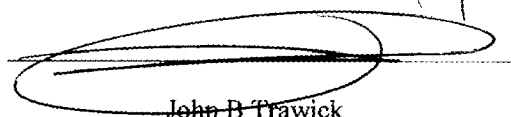
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 02, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (c) Inoperable Vehicle, (d) Overgrowth, 30-203 (u), (x), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 02, 2016.

Itemized Cost

a. Fines (\$10.00 per day 10/02/16-2/16/17)	\$ 1,370.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 16,500.00</u>

Total: \$ 18,970.00

DONE AND ORDERED at Escambia County, Florida on this 3rd day of May, 2017.



John B. Trawick
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

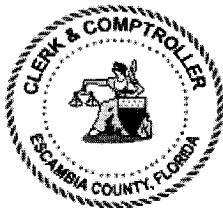
CERTIFICATE # 01557 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MELINDA SUE SNIDER 2/5 INT 707 LASALLE WAY PENSACOLA, FL 32505	EST OF MARTHA H BURKETT 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505
BETTY JEAN HENNINGTON 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505	REBECCA ANN HENNINGTON 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505
REBECCA ANN HENNINGTON 1405 CHIPPER ROAD CANTONMENT, FL 32533	EST OF BETTY HENNINGTON BLEDSOE AND LONNIE BLEDSOE 9806 REBEL ROAD PENSACOLA, FL 32526
BETTY JEAN HENNINGTON 2448 SPY GLASS CIRCLE PENSACOLA, FL 32526	BETTY JEAN HENNINGTON 6300 ARD RD PENSACOLA, FL 32526
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 16th day of January 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 March 5, 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 **LB-AMNIA14 LLC** holder of **Tax Certificate No. 01557**, 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:

N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 5592 P 1762 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041141500 (0325-89)

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

MELINDA SUE SNIDER 2/5 INT and EST OF MARTHA H BURKETT 1/5 INT and BETTY JEAN HENNINGTON 1/5 INT and REBECCA ANN HENNINGTON 1/5 INT

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 March, which is the **5th** day of **March 2025**.

Dated this 17th day of January 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:

6321 DENVER AVE 32526



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CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Dated this 16th day of January 2025.

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Personal Services:

MELINDA SUE SNIDER 2/5 INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

EST OF MARTHA H BURKETT 1/5
INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

REBECCA ANN HENNINGTON 1/5 INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0325-89

Document Number: ECSO25CIV002497NON

Agency Number: 25-003089

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01557 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: MELINDA SUE SNIDER 2/5 INT AND EST OF MARTHA H BURKETT 1/5 INT AND BETTY JEAN HENNINGTON 1/5 INT AND REBECCA ANN HENNINGTON 1/5 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:04 AM and served same at 7:40 AM on 1/29/2025 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: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON March 5, 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 LB-AMNIA14 LLC holder of Tax Certificate No. 01557, 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:

N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 5592 P 1762 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041141500 (0325-89)

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

MELINDA SUE SNIDER 2/5 INT and EST OF MARTHA H BURKETT 1/5 INT and BETTY JEAN HENNINGTON 1/5 INT and REBECCA ANN HENNINGTON 1/5 INT

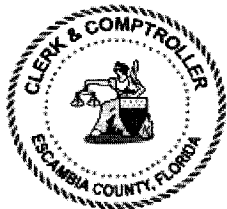
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of March, which is the 5th day of March 2025.

Dated this 16th day of January 2025.

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

Post Property:

6321 DENVER AVE 32526



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.

ESCAMBIA COUNTY, FL
CLERK OF THE CIRCUIT COURT
RECEIVED
JAN 28 AM 9:04

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-89

Document Number: ECSO25CIV002387NON

Agency Number: 25-003027

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01557 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE MELINSA SUE SNIDER 2/5 INT AND EST OF MARTHA H BURKETT 1/5 INT AND BETTY JEAN HENNINGTON 1/5 INT AND REVECCA ANN HENNINGTON 1/5 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 1/28/2025 at 9:00 AM and served same on MELINDA SUE SNIDER , at 3:51 PM on 1/30/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

R. Rein

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

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SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041141500 (0325-89)

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MELINDA SUE SNIDER 2/5 INT and EST OF MARTHA H BURKETT 1/5 INT and BETTY JEAN HENNINGTON 1/5 INT and REBECCA ANN HENNINGTON 1/5 INT

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 March, which is the **5th** day of **March 2025**.

Dated this 16th day of January 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:

MELINDA SUE SNIDER 2/5 INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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RECEIVED
JAN 29 AM 9:00
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

6325-89

Document Number: ECSO25CIV002391NON

Agency Number: 25-003028

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01557 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE MELINSA SUE SNIDER 2/5 INT AND EST OF MARTHA H BURKETT 1/5 INT AND BETTY JEAN HENNINGTON 1/5 INT AND REVECCA ANN HENNINGTON 1/5 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/28/2025 at 9:00 AM and served same at 3:51 PM on 1/30/2025 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF MARTHA H BURKETT , the within named, to wit: MELINDA SNIDER, NIECE OF MARTHA.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

RR 929

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **LB-AMNIA14 LLC** holder of **Tax Certificate No. 01557**, 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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SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041141500 (0325-89)

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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 March, which is the **5th** day of **March 2025**.

Dated this 16th day of January 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:

**EST OF MARTHA H BURKETT 1/5
INT
707 LASALLE WAY
PENSACOLA, FL 32505**

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



By:
Emily Hogg
Deputy Clerk

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2025 JUN 05 AM 9:00
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0825-89

Document Number: ECSO25CIV002393NON

Agency Number: 25-003029

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01557 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE MELINSA SUE SNIDER 2/5 INT AND EST OF MARTHA H BURKETT 1/5 INT AND BETTY JEAN HENNINGTON 1/5 INT AND REVECCA ANN HENNINGTON 1/5 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/28/2025 at 9:00 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for BETTY JEAN HENNINGTON , Writ was returned to court UNEXECUTED on 1/30/2025 for the following reason:

PER RESIDENT AT GIVEN ADDRESS, SUBJECT DOES NOT LIVE THERE; WHEREABOUTS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

R. Rein

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

BETTY JEAN HENNINGTON 1/5 INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY, FL
CLERK'S OFFICE
JAN 16 2025

JAN 16 2025 AM 9:00

RECEIVED

12929
1/1/25

WARNING

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Personal Services:

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707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0325-89

Document Number: ECSO25CIV002396NON

Agency Number: 25-003030

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01557 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE MELINSA SUE SNIDER 2/5 INT AND EST OF MARTHA H BURKETT 1/5 INT AND BETTY JEAN
HENNINGTON 1/5 INT AND REVECCA ANN HENNINGTON 1/5 INT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/28/2025 at 9:00 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for REBECCAS
ANN HENNINGTON , Writ was returned to court UNEXECUTED on 1/30/2025 for the following reason:

PER RESIDENT AT GIVEN ADDRESS, SUBJECT DOES NOT LIVE THERE; WHEREABOUTS UNKNOWN. NO
ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

RR 29

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

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Personal Services:

REBECCA ANN HENNINGTON 1/5 INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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RECEIVED
JAN 16 2025
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

RECEIVED
JAN 16 2025
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

2024
1/123

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 March 5, 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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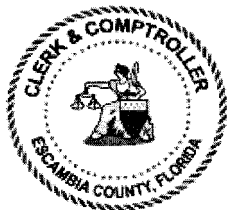
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Personal Services:

REBECCA ANN HENNINGTON 1/5
INT
707 LASALLE WAY
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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MELINDA SUE SNIDER 2/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA, FL 32505

9171 9690 0935 0127 2346 13

EST OF MARTHA H BURKETT 1/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA, FL 32505

9171 9690 0935 0127 2346 20

BETTY JEAN HENNINGTON 1/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA, FL 32505

9171 9690 0935 0127 2346 37

REBECCA ANN HENNINGTON 1/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA, FL 32505

9171 9690 0935 0127 2346 44

REBECCA ANN HENNINGTON
[0325-89]
1405 CHIPPER ROAD
CANTONMENT, FL 32533

EST OF BETTY HENNINGTON
BLED SOE AND LONNIE BLED SOE
[0325-89]
9806 REBEL ROAD
PENSACOLA, FL 32526

9171 9690 0935 0127 2344 22

✓ DELIVERED

2/1/25

9171 9690 0935 0127 2344 39

BETTY JEAN HENNINGTON [0325-89]
2448 SPY GLASS CIRCLE
PENSACOLA, FL 32526

BETTY JEAN HENNINGTON [0325-89]
6300 ARD RD
PENSACOLA, FL 32526

9171 9690 0935 0127 2344 46

9171 9690 0935 0127 2344 53

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0325-89]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [0325-89]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0127 2344 60

9171 9690 0935 0127 2344 77

✓
abstract
w/ family

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	01/27/25 02:06 PM
Tracking Number:	9171969009350127234422	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	52535
Service:	ERR	City:	KILBOURN
Value	\$0.690	State:	IA

[Proof of Delivery](#)

Rebecca Hemmington
Rebecca Hemmington
140 Schipper Rd

Status Details

▼ Status Date

Status

Sat, 02/01/25, 10:23:00 AM
Thu, 01/30/25, 03:51:00 PM
Wed, 01/29/25, 11:14:00 PM

OK : Delivered
Delayed: No Authorized Recipient Available
Processed (processing scan)

CERTIFIED MAIL

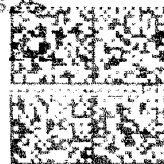
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 2344 46

PENSACOLA FL 325

27 JAN 2025 PM



quodient

FIRST-CLASS MAIL
(M)

\$008.16

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

NO

BETTY JEAN HENNINGTON [0325-89]
2448 SPY GLASS CIRCLE
PENSACOLA, FL 32526

00000000000000000000

FWD
32502583385

NIXIE

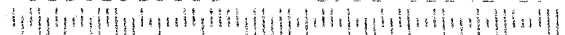
326 FE 1

0002/13/25

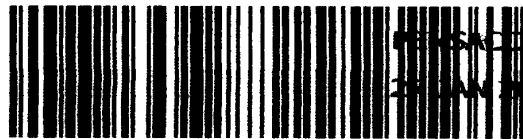
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583385

*2738-02841-27-36



CERTIFIED MAIL™



PENSACOLA FL 325
28 JAN 2025 PM

9171 9690 0935 0127 2344 53



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰⁰

01/27/2025 ZIP 32502
043M31219251

US POSTAGE

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

BETTY JEAN HENNINGTON [0325-89]
6300 ARD RD
PENSACOLA, FL 32526

11 9300920202020478

UNC

BC: 32502583335

*2738-02895-27-36

32526 542300

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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1/20

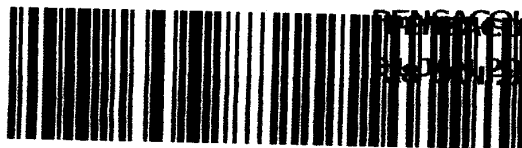
NIXIE

326 DE 1

0002/16/25

Pam Childers

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



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FIRST-CLASS MAIL
[M]

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01/27/2025 ZIP 32502
043M31219251

U.S. POSTAGE

205 FEB 27 1969

REBECCA ANN HENNINGTON 1/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA

9400000098002020

4513

NIXIE 326 FE 1 0002/22/25

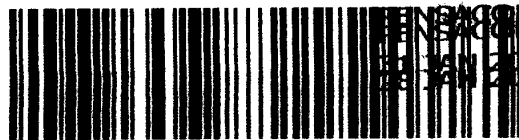
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RC: 32502583335 *2738-01195-28-35

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3055-31-0000

CERTIFIED MAIL™

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



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PENSACOLA FL 325
JAN 23 2025 PM 2:13



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FIRST-CLASS MAIL
IMI

\$008.16

01/27/2025 ZIP 32502
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US POSTAGE

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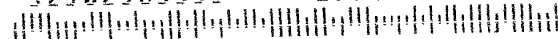
BETTY JEAN HENNINGTON 1/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA, FL 32505

NIXIE 326 FE 1 0002/22/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
32505-89-5893

BC: 32502583335 *2738-01112-28-35



Pam Childers

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



9171 9690 0935 0127 2346 20



quadiënt

FIRST-CLASS MAIL
IM

\$008.16¹⁰

01/27/2025 ZIP 32502
043M31219251

U.S. POSTAGE

EST OF MARTHA H BURKETT 1/5 INT
[0325-89]
707 LASALLE WAY
PENSACOLA, FL 32505

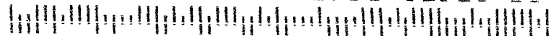
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NIXIE 326 FEB 1 0002/22/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

8C: 32502583335 *2738-01316-28-35





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 – 03-05-2025 – TAX CERTIFICATE #01557

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

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:02 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:17:24 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That LB-AMNIA14 LLC holder of Tax Certificate No. 01557, 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:

N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 5592 P 1762 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938 SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041141500 (0325-89)

The assessment of the said property under the said certificate issued was in the name of MELINDA SUE SNIDER 2/5 INT and EST OF MARTHA H BURKETT 1/5 INT and BETTY JEAN HENNINGTON 1/5 INT and REBECCA ANN HENNINGTON 1/5 INT

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025



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
04-1141-500	06		421S302201010001

SNIDER MELINDA SUE 2/5 INT
 BURKETT MARTHA H EST OF 1/5 INT
 707 LASALLE WAY
 PENSACOLA, FL 32505

PROPERTY ADDRESS:
 6321 DENVER AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22/1557

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	20,865	0	20,865	138.05
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.7520	32,421	0	32,421	56.80
BY STATE LAW	3.0950	32,421	0	32,421	100.34
WATER MANAGEMENT	0.0218	20,865	0	20,865	0.45
SHERIFF	0.6850	20,865	0	20,865	14.29
M.S.T.U. LIBRARY	0.3590	20,865	0	20,865	7.49
ESCAMBIA CHILDRENS TRUST	0.4043	20,865	0	20,865	8.44

TOTAL MILLAGE 12.9336

AD VALOREM TAXES \$325.86

LEGAL DESCRIPTION

NON-AD VALOREM ASSESSMENTS

LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT
N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03
NON-AD VALOREM ASSESSMENTS			\$15.03

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$340.89

If Paid By Please Pay	Feb 28, 2025 \$337.48	Mar 31, 2025 \$340.89			
--------------------------	--------------------------	--------------------------	--	--	--

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	Feb 28, 2025 337.48
AMOUNT IF PAID BY	Mar 31, 2025 340.89
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
04-1141-500
PROPERTY ADDRESS
6321 DENVER AVE

SNIDER MELINDA SUE 2/5 INT
 BURKETT MARTHA H EST OF 1/5 INT
 707 LASALLE WAY
 PENSACOLA, FL 32505

1 041141500 2024 0

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



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

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

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

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

**Cert # 001557 of 2022 Date 3/5/2025
 Name DARIAN RABI MATOS**

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	\$6,821.75	Postage	\$82.00
		Researcher Copies	\$0.00
- postage	\$82.00		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$6,739.75	Registry of Court	\$6,739.75
Purchase Price (high bid)	\$26,400.00		
-Registry of Court	\$6,739.75	Overbid Amount	\$19,578.25
-advance recording (for mail certificate)	\$18.50		
-postage	\$82.00		
-Researcher Copies	\$0.00		
= Overbid Amount	\$19,578.25		

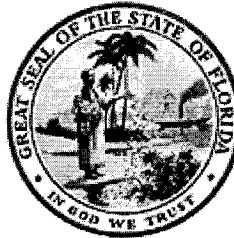
PAM CHILDERS

Clerk of the Circuit Court

By: 
 Deputy Clerk

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

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 001557

Sold Date 3/5/2025

Name DARIAN RABI MATOS

RegistryOfCourtT = TAXDEED	\$6,739.75
overbidamount = TAXDEED	\$19,578.25
PostageT = TD2	\$82.00
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
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 001557	
5/8/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/8/2024	TD84	PA INFO	
5/8/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024033664	
5/15/2024	TD84	NOTICE OF APPLICATION FOR TAX DEED - RECORDED	
6/3/2024	RECEIPT	PAYMENT \$80.00 RECEIPT #2024039946	
12/4/2024	TD82	PROPERTY INFORMATION REPORT	
1/28/2025	TD81	CERTIFICATE OF MAILING	
2/4/2025	TD84	SHERIFF'S RETURN OF SERVICE	
2/5/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
2/7/2025	CheckVoided	CHECK (CHECKID 139994) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORR FIELD RD PENSACOLA, FL 32507	
2/7/2025	CheckMailed	CHECK PRINTED: CHECK # 900038283 - - REGISTRY CHECK	
2/26/2025	TD84	PROOF OF PUBLICATION	
2/27/2025	TD84	2024 TAX BILL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/8/2024 4:21:35		RECORD FEE FIRST				

PM	RECORD2	PAGE	10.00	10.00	0.00	0.00
5/8/2024 4:21:35 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
6/3/2024 1:21:00 PM	TAXDEED	TAX DEED CERTIFICATES	80.00	80.00	0.00	0.00
5/8/2024 4:21:35 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/8/2024 4:21:35 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/8/2024 4:22:25 PM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	536.00	536.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/8/2024 4:23:40 PM	2024033664	LB-AMNIA14 LLC	456.00	456.00	0.00
6/3/2024 1:46:43 PM	2024039946	LB TAX LIEN INVESTORS LLC	80.00	80.00	0.00
		Total	536.00	536.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
2/7/2025 9:25:26 AM	Check (outgoing)	101967544	ESCAMBIA SUN PRESS	605 S OLD CORR FIELD RD	200.00	900038283 CLEARED ON 2/7/2025
6/3/2024 1:46:43 PM	Deposit	101899478	LB TAX LIEN INVESTORS LLC		400.00	Deposit
5/8/2024 4:23:40 PM	Deposit	101892591	LB-AMNIA14 LLC		320.00	Deposit
Deposited			Used		Balance	
400.00			10,800.00		-10,400.00	

Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on the following business day after

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Release	Clerk Fee	Rec Fee	EA Fee	POPR Fee	Doc Stamp	Total Due	Certificate Number	Name On Title	
03/05/2025	2022 TD 001557										\$0.00	\$184.80	\$25,307.30	01557	Darian Rabi Matos
03/05/2025	2017 TD 006356										\$0.00	\$14.00	\$1,856.50	06356	Ekklesia A Trust
03/05/2025	2017 TD 006322										\$0.00	\$13.30	\$55.80	06322	

Edit Name on Title

Name on Title **Custom Fields** **Style**

Case Number: 2022 TD 001557
Result Date: 03/05/2025

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

80301

Darian Rabi Matos

\$26,400.00

Deposit
\$1,320.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01557 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 16, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MELINDA SUE SNIDER 2/5 INT 707 LASALLE WAY PENSACOLA, FL 32505	EST OF MARTHA H BURKETT 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505
BETTY JEAN HENNINGTON 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505	
REBECCA ANN HENNINGTON 1/5 INT 707 LASALLE WAY PENSACOLA, FL 32505	
REBECCA ANN HENNINGTON 1405 CHIPPER ROAD CANTONMENT, FL 32533	EST OF BETTY HENNINGTON BLEDSOE AND LONNIE BLEDSOE 9806 REBEL ROAD PENSACOLA, FL 32526
BETTY JEAN HENNINGTON 2448 SPY GLASS CIRCLE PENSACOLA, FL 32526	BETTY JEAN HENNINGTON 6300 ARD RD PENSACOLA, FL 32526
ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505

WITNESS my official seal this 16th day of January 2025.

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 - 03-05-2025 - TAX CERTIFICATE #01557

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

JANUARY 30 & FEBRUARY 6, 13, 20, 2025

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver
Date: 2025.02.20 10:06:02 -06'00'

PUBLISHER

Sworn to and subscribed before me this 20TH day of FEBRUARY
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360C064AAE, cn=Heather Tuttle
Date: 2025.02.20 10:17:24 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



HEATHER TUTTLE
Notary Public, State of Florida
My Comm. Expires June 24, 2028
Commission No. HH 535214

Page 1 of 1

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That LB-AMNIA14 LLC holder of Tax Certificate No. 01557, 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:

N 90 FT OF S1/2 OF BLK AA WEST
PENSACOLA HTS PB 2 P 34A LESS W
110 FT OR 3659 P 544 OR 5012 P 1493
OR 5592 P 1762 OR 6850 P 869 OR 7091
P 706 OR 7196 P 1037 OR 8163 P 1938
SECTION 42, TOWNSHIP 1 S, RANGE
30 W

TAX ACCOUNT NUMBER 041141500
(0325-89)

The assessment of the said property under the said certificate issued was in the name of MELINDA SUE SNIDER 2/5 INT and EST OF MARTHA H BURKETT 1/5 INT and BETTY JEAN HENNINGTON 1/5 INT and REBECCA ANN HENNINGTON 1/5 INT

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 March, which is the 5th day of March 2025.

Dated this 27th day of January 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-01-30-02-06-13-20-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025016881 3/10/2025 10:16 AM
OFF REC BK: 9285 PG: 1630 Doc Type: TXD
Recording \$10.00 Deed Stamps \$184.80

Tax deed file number 0325-89

Parcel ID number 421S302201010001

TAX DEED

Escambia County, Florida

for official use only

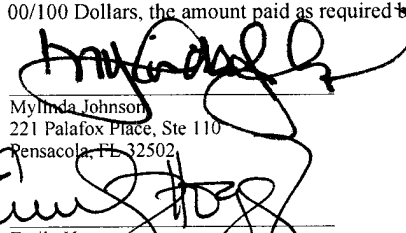
Tax Certificate numbered 01557 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 5th day of March 2025, the land was offered for sale. It was sold to **Darian Rabi Matos**, 2600 West Michigan Ave Lot 218C Pensacola FL 32526, who was the highest bidder and has paid the sum of the bid as required by law.

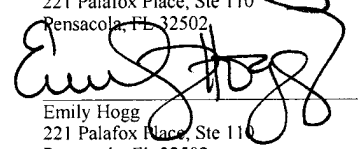
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

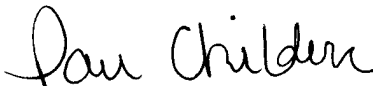
Description of lands: N 90 FT OF S1/2 OF BLK AA WEST PENSACOLA HTS PB 2 P 34A LESS W 110 FT OR 3659 P 544 OR 5012 P 1493 OR 5592 P 1762 OR 6850 P 869 OR 7091 P 706 OR 7196 P 1037 OR 8163 P 1938 SECTION 42, TOWNSHIP 1 S, RANGE 30 W

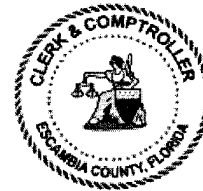
**** Property previously assessed to: MELINDA SUE SNIDER 2/5 INT, EST OF MARTHA H BURKETT 1/5 INT, BETTY JEAN HENNINGTON 1/5 INT, REBECCA ANN HENNINGTON 1/5 INT**

On 5th day of March 2025, 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.


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

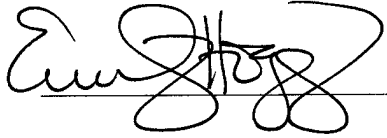

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



On this 5th day of March, 2025, 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
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

[illegible]



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

NUISANCE ABATEMENT LIEN PAYOFF

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

Date Of Lien 06/20/2002



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

Recording Fee

\$6.00 ▲
\$10.50
\$15.00
\$18.50 ▼

Official Records Book: 4930 Page: 1041

[View Image](#)

Foreclosure ☐

Original Principal \$1,139.20

Date Of Payoff

03/05/2025



[Submit](#)

[Reset](#)

[Clear](#)

Original Principal	Number Of Days Accrued	Interest Due	Recording Fee For Lien	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparing Fee Payoff	Total Due
\$1,139.20	8294	\$1,590.49	\$10.50	\$10.00	\$7.00	\$7.00	\$2,764.19

paid in full

DR BK 4930 PG 1041
Escambia County, Florida
INSTRUMENT 2002-981079

NOTICE OF LIEN

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**Re: CAROLYN H. STEVENSON; MARTHA H. BURKETT, BETTY H. BLEDSOE; JOSEPH R. HENNINGTON; AND WILLARD E. HENNINGTON
6321 DENVER AVENUE**

THIS CLAIM, being hereby filed of record, a notice to remove nuisance having been provided and no contrary showing or abatement having occurred, please be advised that, the abatement of the nuisance at the property described below for violations of the provisions of Chapter 42-121 of the Escambia County Code of Ordinances (Ord. No. 97-36) and Chapter 79-455, Laws of Florida, has resulted in the filing of a lien, including interest, and all cost of collection, including attorney's fees, against the subject property and shall continue to be a lien against the subject property until paid.

Escambia County completed cleanup work on **MAY 21, 2002** on property located at **6321 DENVER AVENUE, PENSACOLA, FLORIDA**, and more particularly described as follows:

NORTH 90 FEET OF SOUTH HALF OF BLOCK AA, WEST PENSACOLA HEIGHTS, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 34A, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, LESS AND EXCEPT OR BOOK 1352, PAGE 600.

Escambia County has expended **ONE THOUSAND ONE HUNDRED THIRTY-NINE AND 20/100 DOLLARS (\$1,139.20)** for the abatement of a nuisance injurious to health which, in addition to the cost of advertising, title search, and reasonable attorney's fees, includes removing all debris and litter from the parcel, and cutting down and removing all underbrush, thereby leveling the parcel to a natural grade at premises described in this Notice of Lien, and that such sum is a lien against the said property.

OR BK 4930 PG1042
Escambia County, Florida
INSTRUMENT 2002-981079

Additionally, the Board of County Commissioners hereby declares that the Lien and all cost of collection, together with attorney's fees, including all publication and title information cost, may be paid without interest within 90 days of publication of notice of the recordation of this Lien, and thereafter the amount so fixed, together with interest at the rate of 8 percent per annum, for the first year and 6 percent thereafter, from the date of the record of said lien. This Lien shall be superior to all other liens except liens for taxes and other special assessment liens imposed by the County, and collection thereof shall be enforced as provided by law for the collection and enforcement of taxes and assessments levied upon real property.

The Board of County Commissioners has approved this Notice of Lien and the sum referenced herein shall be a lien against the real property until paid from and after this

20th day of June, 2002.

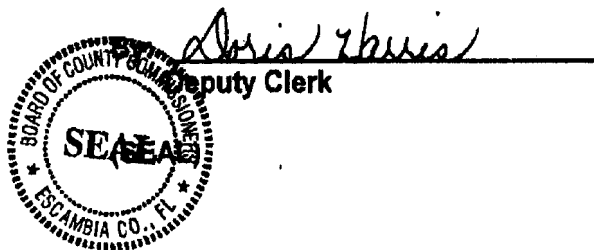
**BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA**

By: Marie Young
Marie Young, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

RCD Jul 02, 2002 01:37 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2002-981079



BCC Approved: June 20, 2002



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

CODE ENFORCEMENT LIEN PAYOFF

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

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

Official Records Book: 7569 Page: 1219

Start Date 10/02/2016

Court Cost \$550.00

Reimbursement Recording Fee Order 44

Reimbursement Recording Fee Lien 44

Amended Order ☒

Copies 7

Certified Abatement Costs 16,500.00

Fine Per Day \$10.00

Date Of Payoff 02/16/2017

Fine Number Per Of Days Day Accrued	Accumulated Fine	Court Cost	Reimbursement Of Costs	Recording Fee For Cancellation	Preparing Fee For Cancellation	Preparation Fee for Payoff Quote	Certified Abatement Total Due Costs
10 137	\$1,370.00	\$1,100.00	\$105.00	\$10.00	\$7.00	\$7.00	\$16,500.00
							\$18,549.00

6300 Ard Rd

Surplus Applied < \$16,502.89

RECORDING \$129.00

Court Cost \$550.00

ABATEMENT \$15,823.89

DAILY FINES \$ Applied

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Thursday, March 13, 2025 11:01 AM
To: Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; Chinnia M. Moore; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine Williams; Miriam H. Nelson (COC); Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis
Cc: Emily Hogg (COC)
Subject: 6300 ARD RD / CE15-07-02705 (TAX DEED CASE 2022 TD 001557)

6300 ARD RD / CE15-07-02705

We applied Tax Deed surplus funds to this lien. (The property at 6321 Denver Avenue sold at auction, per previous Nuis. Abatement email)

\$18,549.00 Total Due
(\$129.00) Paid recording fees
(\$550.00) Paid court costs
(\$15,823.89) Applied to abatement costs (total abatement was \$16,500.00)
(\$0.00) applied to daily fines (daily fines totaled \$1,370.00)

Recorded in Public Records 08/05/2016 at 12:03 PM OR Book 7569 Page 1219
Instrument #2016060159, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 08/05/2016 at 11:29 AM OR Book 7569 Page 1174,
Instrument #2016060147, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

VS.

**CASE NO: CE#15-07-02705
LOCATION: 6300 Ard Rd
PR# 281S311000004015**

**Hennington Betty Jean
6300 Ard Rd
Pensacola, FL 32526
RESPONDENT**

**Federal National Mortgage Asso
14221 Dallas Pkwy Ste 100
Dallas, TX 75254**



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

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

Recorded in Public Records 08/05/2016 at 12:03 PM OR Book 7569 Page 1219,
Instrument #2016060159, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

Recorded in Public Records 08/05/2016 at 11:29 AM OR Book 7569 Page 1174,
Instrument #2016060147, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

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

**PETITIONER
ESCAMBIA COUNTY FLORIDA,**

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**CASE NO: CE#15-07-02705
LOCATION: 6300 Ard Rd
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**Hennington Betty Jean
6300 Ard Rd
Pensacola, FL 32526
RESPONDENT**

**Federal National Mortgage Asso
14221 Dallas Pkwy Ste 100
Dallas, TX 75254**

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

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



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] D.C.
DATE: 8-5-16

BK: 7569 PG: 1220

BK: 7569 PG: 1175

- ☒ 30-203 Unsafe Building; Described as ☐ Main Structure ☐ Accessory Building(s)
☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o)
☐ (p) ☐ (q) ☐ (r) ☐ (s) ☐ (t) ☒ (u) ☐ (v) ☐ (w) ☒ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)
- ☐ 94-51 Obstruction of County Right-of-Way (ROW)
- ☐ 82-171 Mandatory Residential Waste Collection
- ☐ 82-15 Illegal Burning
- ☐ 82-5 Littering Prohibited
- ☐ LDC Chapter 3 Commercial in residential and non permitted use
- ☐ LDC Chapter 2 Article 3 Land Disturbance without permits
- ☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign ROW
- ☒ Other Sec 4-7.13 Temporary Structures
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that **RESPONDENT** shall have until October 1, 2016 to correct the violation and to bring the violation into compliance.

BK: 7569 PG: 1221

BK: 7569 PG: 1176

Corrective action shall include:

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

BK: 7569 PG: 1222

BK: 7569 PG: 1177

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 10 .00 per day, commencing 10/2, 2016. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED,** immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S).** The reasonable cost of such will be assessed against you and will constitute a lien on the property.

Costs in the amount of \$ 1,100.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT.**

This fine shall be forwarded to the Board of County Commissioners. Under the authority of 162.09(1) F.S. and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

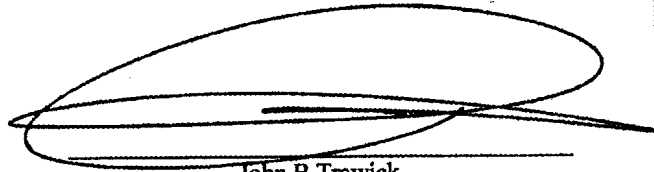
BK: 7569 PG: 1223 Last Page

BK: 7569 PG: 1178 Last Page

You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.

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

DONE AND ORDERED at Escambia County, Florida on the 2nd day of August, 2016.



John B Trawick
Special Magistrate
Office of Environmental Enforcement

Recorded in Public Records 5/8/2017 10:34 AM OR Book 7708 Page 960,
Instrument #2017034040, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

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

ESCAMBIA COUNTY, FLORIDA
vs.

Case No.: CE 15-07-02705
Location: 6300 Ard Rd
PR# 281S311000004015

Hennington Betty Jean
6300 Ard Rd
Pensacola, FL 32526

Federal National Mortgage Asso
14221 Dallas Pkwy Ste 100
Dallas, TX 75254

ORDER

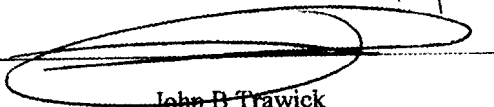
THIS CAUSE was brought before the Office of the Environmental Enforcement Special Magistrate on Petitioner's Certification of Costs, pursuant to the Special Magistrate's Order of August 02, 2016; and the Special Magistrate having found the Respondent in violation of Escambia County Code of Ordinances 42-196 (a) Nuisance Conditions, (b) Trash & Debris, (c) Inoperable Vehicle, (d) Overgrowth, 30-203 (u), (x), and (cc). Escambia County made certain repairs to bring the property into compliance and that the repairs were reasonable and necessary. THEREFORE, the Special Magistrate being otherwise fully advised of the premises; it is hereby ORDERED, pursuant to Section 30-35 of the Escambia County Code of Ordinances, that the following itemized costs shall be added to the fines imposed by the Order of Special Magistrate dated August 02, 2016.

Itemized Cost

a. Fines (\$10.00 per day 10/02/16-2/16/17)	\$ 1,370.00
b. Court Costs	\$ 1,100.00
c. County Abatement Fees	<u>\$ 16,500.00</u>

Total: \$ 18,970.00

DONE AND ORDERED at Escambia County, Florida on this 3rd day of May, 2017.

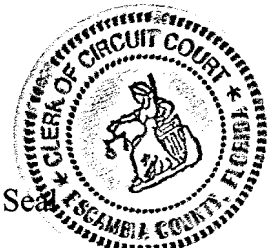

John B Trawick
Special Magistrate
Office of Environmental Enforcement

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Case No. 6321 Denver Ave

CANCELLATION OF LIEN

The lien dated 6/20/2002, and created pursuant to Escambia County Ordinance No. 97-36 and Chapter 79-455, Laws of Florida, against property described in said Lien recorded in Official Records Book 4930, Page 1041, of the public records of Escambia County, Florida, and owned by Carolyn H. Stevenson, Martha H. Burkett, Betty H. Bledsoe, Joseph R. Hennington and Willard E. Hennington, in the amount of \$1,139.20, is hereby cancelled, such lien having been satisfied by payment in full, this 19th day of March, 2025.



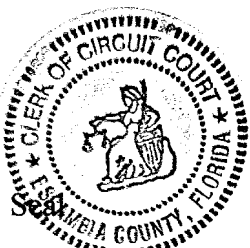
**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk

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

Given under my hand and official seal this 19th day of March, 2025.



Prepared by
Pam Childers
Clerk of the Circuit Court
Escambia County, FL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

By: 
Deputy Clerk



Gary "Bubba" Peters

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:	281S311000004015	Year	Land	Imprv	Total	Cap Val
Account:	091690300	2024	\$37,800	\$57	\$37,857	\$27,025
Owners:	HENNINGTON BETTY JEAN	2023	\$37,800	\$57	\$37,857	\$24,569
Mail:	6300 ARD RD PENSACOLA, FL 32526	2022	\$29,700	\$57	\$29,757	\$22,336
Situs:	6300 ARD RD 32509	Disclaimer				
Use Code:	VACANT RESIDENTIAL - IMPROVED 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List: 🔑							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	None	
07/15/2014	7196	1037	\$100	OT	Y	📄	Legal Description	
01/1977	1105	79	\$10,000	WD	Y	📄	BEG AT NW COR OF LT 15 S ALG W LI OF LT 1743 38/100 FT 89 DEG 23 MIN LEFT 753 74/100 FT FOR POB CONT ALG SAME LI 526... 🔑	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features	
							CARPORT FRAME BUILDING	

Section

Map Id:

28-1S-31-2

Approx. Acreage:

1.9014

Zoned: 🔑

LDR

Evacuation & Flood Information

[Open Report](#)

Parcel Information

[Launch Interactive Map](#)

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

Buildings

Images



10/25/2018 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: 03/20/2025 (tc.156469)

we accept and agree to the terms and covenants contained in this Security in
recorded with it.

resence of:

— Joseph R. Hennington
JOSEPH R. HENNINGTON
6300 ARD RD
PENSACOLA, FL 32526-5429

= Betty J. Hennington
BETTY J. HENNINGTON
6300 ARD ROAD
PENSACOLA, FL 32526

22

the time of decedent's death he owned certain real property as his residence; it is

ADJUDGED that the following described property:

N 90' of S 1/2 of Block AA, West Pensacola Heights as recorded in Plat Book 2, Page 34A, less W 110'

constituted the homestead of the above decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the above-described property descended to his children, Willard E. Hennington, Joseph R. Hennington, Carolyn H. Stevenson, Martha H. Burkett, and Betty H. Bledsoe, in equal shares.

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender to the above-listed

EST
GEORGE
Hennington

1994 CP

JOSEPH RONDEAL
HENNINGTON

SPOUSE

BETTY JEAN
GODWIN

6300 ARD RD

BETTY JEAN
HENNINGTON

BETTY GODWIN
HENNINGTON

120 days
7.23.25

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

****Lienholder claims must be filed within 120 days of the date of the surplus notice or they are barred.**

COMPLETE NOTARIZED FORM AND RETURN TO:

Escambia Clerk of the Circuit Court, Attn: Tax Deed Division, 221 Palafox Place, Ste 110, Pensacola FL 32502 or email form to:

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

2022 TD 001557

CERTIFICATE NUMBER:

SALE DATE:

03/05/25

PROPERTY ADDRESS:

6321 Denver Ave Pensacola FL

****NOTE: The Clerk must pay all valid liens before distributing surplus funds to a titleholder.**

I claim the surplus proceeds resulting from the above tax deed sale.

I am NOT making a claim and waive any claim I might have.

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

Unclaimed Financial LLC Assignmet for Melinda Sinder

CONTACT NAME, IF APPLICABLE:

MAILING ADDRESS:

521 N Formosa Ave Los Angeles CA 90036

TELEPHONE NUMBER:

845-521-6666

EMAIL ADDRESS:

melinda20@gmail.com

MAIL CHECK TO: (if different address)

521 N Formosa Ave Los Angeles CA 90036

I am one of the following:

Lienholder: ☐ If claiming as a lienholder please complete Section 3.

Titleholder: ☒ If claiming as a titleholder please complete Section 4.

Other: ☐ Describe other: _____

3. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property)

MORTGAGE LIEN:	Book #	_____	Page #	_____	Amount due:	_____
COURT JUDGMENT:	Book #	_____	Page #	_____	Amount due:	_____
CONDO/HSA LIEN:	Book #	_____	Page #	_____	Amount due:	_____
OTHER:	Describe other:	_____			Amount due:	_____

4. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property)

NATURE OF TITLE

DEED: Book # _____ Page # _____

PROBATE ORDER: Book # _____ Page # _____

OTHER: Describe other: _____

2/5
INTEREST

****I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.**

CLAIMANT SIGNATURE: _____

Amount of surplus claimed:

\$19,000

PRINTED NAME: Mordechai Citronebaum Unclaimed Financial LLC

TO BE COMPLETED BY A NOTARY

STATE OF California

COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online

notarization this 17th day of March, 20 25, by Mordechai E Citronebaum

Personally known _____ Type of ID USA Passport card

NOTARY SIGNATURE: Katharina Santiago

PRINTED NAME: Katharina Santiago

(See attachment)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES)

On 03/17/2025 before me, KATRINA SANTIAGO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared MORDECHAI E CITRONENBAUM,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

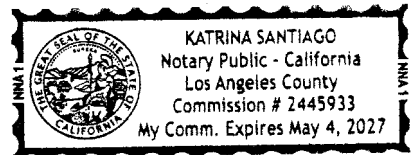
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Katrina Santiago

(Seal)



ASSIGNMENT OF INTEREST

For and in consideration of good and valuable consideration, the receipt of which being hereby acknowledged, I Melinda Snider, as assignor, who resides at 707
LA SALLE way Pensacola, Fl. 32508 hereby assigns, sells, transfers and conveys to
Unclaimed Financial LLC 521 N Formosa Ave Los Angeles CA 90036 any
and all surplus sale proceeds to which I may be entitled to share in from the sale of that certain
parcel of real property, which was sold on 03/05 (date) by the Clerk of the Circuit
Court/Treasurer, Escambia County in Florida, the legal description of which is:

Such property was sold under Parcel Number: Tax Ref # 2022 TD 001557

In executing this assignment, I have been informed by the assignee that:

- a. The amount of surplus funds available for distribution is up to \$ 19,000 or 100%, and that I
may be entitled to receive up to \$ 19,000 or 100% of that amount.

In executing this assignment, I hereby represent that:

- a. I am a legal titleholder or lienholder of record of such real property or a beneficiary or
heir at law of such a titleholder or lienholder.
- b. I acknowledge that I am making the above representations under oath and under penalty
of perjury in order for assignee to receive payment of such surplus funds.

Assignor Signature

Melinda Snider

Further affiant sayeth not.

Notary Acknowledgement

State of Florida County of Escambia Subscribed, Sworn and
acknowledged before me by Melinda Snider, the Principal, and subscribed

and sworn to before me by Melinda Snider, this 4th day of
March, 2025

Tyeshia Brooks
Notary Signature

Notary Public In and for the County of Escambia State of Florida

My Commission Expires: 9-20-2025

(Notary Seal)

