



# 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

1024-50

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	GINN KRESANT M 236 HUNTERS RUN DR BENTON, AR 72015 4905 STATE ST 07-1950-000 LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186	Certificate #	2022 / 3191
		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)
# 2022/3191	06/01/2022	986.47	49.32	1,035.79
→ Part 2: Total*				1,035.79

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/3206	06/01/2023	1,085.53	6.25	67.17	1,158.95
Part 3: Total*					1,158.95

## 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)	2,194.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,093.39
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)	3,663.13

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 22nd, 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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/02/2024</u>	
Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

+ 6.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2400207

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

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

Account Number	Certificate No.	Date	Legal Description
07-1950-000	2022/3191	06-01-2022	LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186

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  
ASSEMBLY TAX 36, LLC  
ASSEMBLY TAX 36 LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-11-2024  
Application Date

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



# Chris Jones

## Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 3425301152002013 <b>Account:</b> 071950000 <b>Owners:</b> GINN KRESANT M <b>Mail:</b> 236 HUNTERS RUN DR BENTON, AR 72015 <b>Situs:</b> 4905 STATE ST 32506 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						<b>Assessments</b> <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>\$12,500</td> <td>\$67,280</td> <td>\$79,780</td> <td>\$64,752</td> </tr> <tr> <td>2022</td> <td>\$7,000</td> <td>\$60,104</td> <td>\$67,104</td> <td>\$58,866</td> </tr> <tr> <td>2021</td> <td>\$7,000</td> <td>\$47,460</td> <td>\$54,460</td> <td>\$53,515</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>					Year	Land	Imprv	Total	Cap Val	2023	\$12,500	\$67,280	\$79,780	\$64,752	2022	\$7,000	\$60,104	\$67,104	\$58,866	2021	\$7,000	\$47,460	\$54,460	\$53,515										
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<b>Parcel Information</b>						<a href="#">Launch Interactive Map</a>																																		

Section  
Map Id:  
CA186

Approx.  
Acreage:  
0.2400

Zoned:

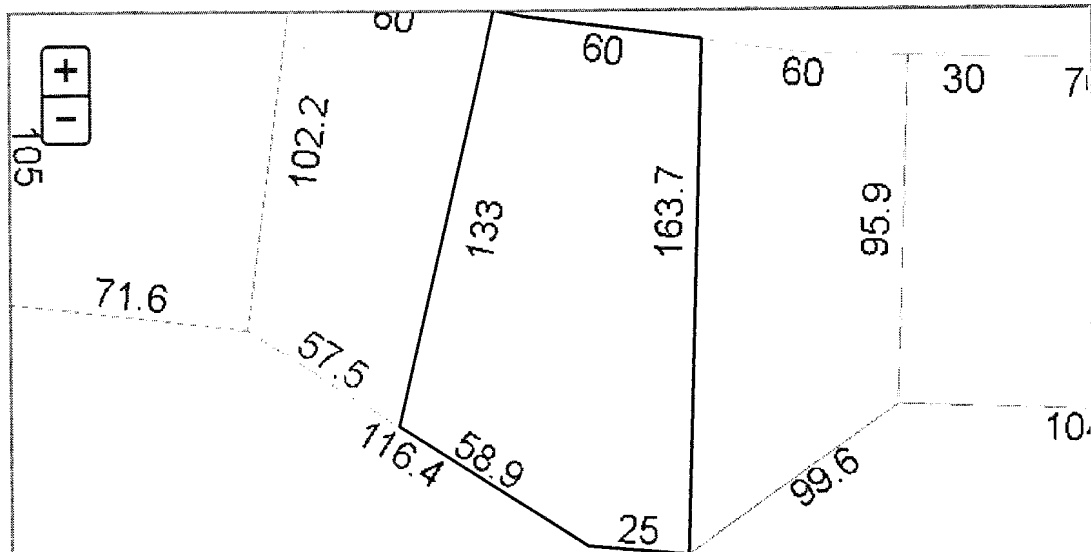
MDR  
MDR  
MDR  
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MDR  
MDR  
MDR  
MDR

Evacuation  
& Flood

Information

Open

Report



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

#### Buildings

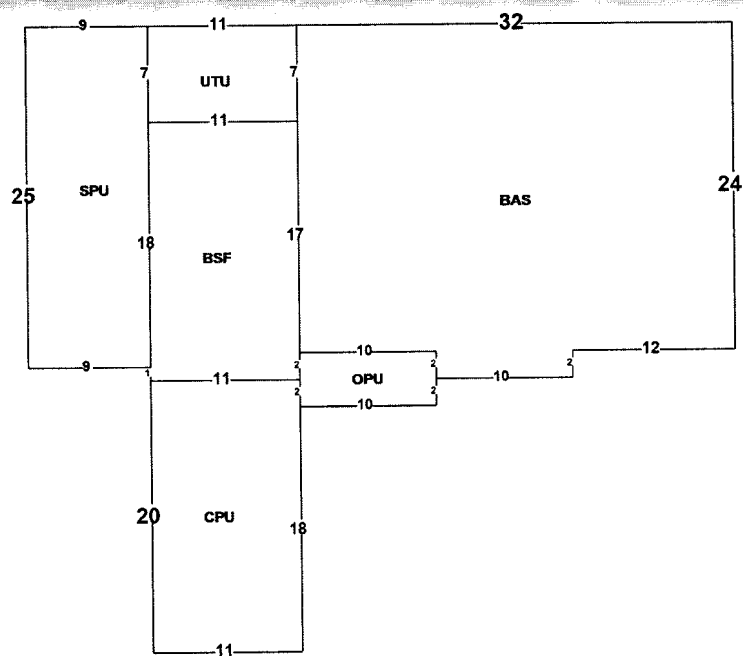
Address: 4905 STATE ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83577

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-ALUMINUM SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-3  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

Areas - 1559 Total SF

BASE AREA - 788  
BASE SEMI FIN - 209  
CARPORT UNF - 220  
OPEN PORCH UNF - 40  
SCRN PORCH UNF - 225  
UTILITY UNF - 77



#### Images



8/17/2020 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: 04/25/2024 (tc.2168)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03191**, 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:

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071950000 (1024-50)**

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

**KRESANT M GINN**

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 October, which is the **2nd** day of **October 2024**.

Dated this 26th day of April 2024.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-1950-000 CERTIFICATE #: 2022-3191

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: June 04, 2004 to and including June 04, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: June 6, 2024

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

June 6, 2024

Tax Account #: **07-1950-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KRESANT M GINN F/K/A KRESANT M KENNEDY**

**By Virtue of Warranty Deed recorded 2/28/2012 in OR 6824/197**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. NONE**

4. Taxes:

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

**Tax Account #: 07-1950-000**

**Assessed Value: \$64,752.00**

**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:** OCT 2, 2024

**TAX ACCOUNT #:** 07-1950-000

**CERTIFICATE #:** 2022-3191

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

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

**KRESANT M GINN F/K/A**  
**KRESANT M KENNEDY**  
**4905 STATE ST**  
**PENSACOLA, FL 32506**

**KRESANT M GINN F/K/A**  
**KRESANT M KENNEDY**  
**236 HUNTERS RUN DR**  
**BENTON, AR 72015**

Certified and delivered to Escambia County Tax Collector, this 6<sup>th</sup> day of June, 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**

**June 6, 2024**

**Tax Account #:07-1950-000**

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

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-1950-000(1024-50)**

Recorded in Public Records 02/28/2012 at 08:42 AM OR Book 6824 Page 197,  
Instrument #2012014619, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$59.50

This Instrument Prepared by:  
Thomas C. Staples  
Staples, Ellis + Associates, P.A.  
41 N. Jefferson St., Suite 400  
Pensacola, FL 32502  
Return to:  
Name  
Address

Property Appraiser's Parcel ID Number:

\$ 10.00 ALL  
59.00 DEC  
\$ 69.00

## WARRANTY DEED

**This Indenture**, executed this 13 day of Feb, 2012,  
between John Kennedy, a divorced man, grantor\*, to Kresant M. Ginn f/k/a Kresant M.  
Kennedy, a divorced woman, grantee, 236 Hunter's Run Drive, Benton, AR 72015.\*

**WITNESSETH**, that said grantor, for and consideration of the sum of TEN (\$10.00)  
Dollars, and other good and valuable considerations to said grantor in hand paid by said  
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the  
said grantee, and grantee's heirs and assigns forever, the following described land, situated,  
lying and being in Escambia County, Florida, to-wit:

**LOT 2, BLOCK 13, 2ND ADDITION TO PEN HAVEN, A SUBDIVISION OF A PORTION OF SECTION  
34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN  
PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF SAID COUNTY.**

The Subject property is not homestead property

and said grantor does hereby fully warrant the title to said land, and will defend the same  
against lawful claims of all persons whomsoever.

**"Grantor" and "grantee" are used for singular or plural, as context requires.**

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE  
EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION  
PROVIDED BY THE GRANTOR.**

**In Witness Whereof**, grantor has hereto set grantor's hand and seal the day and year  
first above written.

  
JOHN KENNEDY

First Witness:

Printed Name: Shannon Fradette

Second Witness:

Printed Name: Nicole Baum

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of  
February, 2012, by John Kennedy, who is personally known to me or has produced  
as identification.

  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION # 00 768541  
EXPIRES: April 04, 2012  
Bonded thru Notary Public Underwriters

 **AMY NICOLE HOBBS**  
MY COMMISSION # 00 768541  
EXPIRES: April 04, 2012  
Bonded thru Notary Public Underwriters

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03191 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KRESANT M GINN 236 HUNTERS RUN DR BENTON, AR 72015	KRESANT M GINN 4905 STATE ST PENSACOLA, FL 32506
--	--

KRESANT M KENNEDY 4905 STATE ST PENSACOLA, FL 32506	KRESANT M KENNEDY 236 HUNTERS RUN DR BENTON, AR 72015
---	---

WITNESS my official seal this 15th day of August 2024.



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 October 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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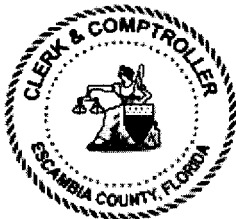
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**KRESANT M GINN**

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 October, which is the **2nd day of October 2024**.

Dated this 16th day of August 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

KRESANT M GINN [1024-50]  
236 HUNTERS RUN DR  
BENTON, AR 72015

9171 9690 0935 0127 2274 86

KRESANT M GINN [1024-50]  
4905 STATE ST  
PENSACOLA, FL 32506

9171 9690 0935 0127 2274 62

KRESANT M KENNEDY [1024-50]  
4905 STATE ST  
PENSACOLA, FL 32506

9171 9690 0935 0127 2274 79

KRESANT M KENNEDY [1024-50]  
236 HUNTERS RUN DR  
BENTON, AR 72015

9171 9690 0935 0127 2274 55

## WARNING

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Dated this 15th day of August 2024.

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### Post Property:

4905 STATE ST 32506



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

1024-50

**Document Number:** ECSO24CIV029131NON

**Agency Number:** 24-008919

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 03191 2022

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: KRESANT M GINN

**Defendant:**

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

Received this Writ on 8/23/2024 at 9:08 AM and served same at 1:54 PM on 8/27/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*A. Duda 928*

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM



## 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 October 2, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03191**, 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:

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

**SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 071950000 (1024-50)**

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

**KRESANT M GINN**

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 October, which is the **2nd** day of **October 2024**.

Dated this 15th day of August 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.

### Post Property:

4905 STATE ST 32506



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

By:  
Emily Hogg  
Deputy Clerk

KRESANT M GINN [1024-50]  
236 HUNTERS RUN DR  
BENTON, AR 72015

9171 9690 0935 0127 2274 86

KRESANT M GINN [1024-50]  
4905 STATE ST  
PENSACOLA, FL 32506

9171 9690 0935 0127 2274 62

KRESANT M KENNEDY [1024-50]  
4905 STATE ST  
PENSACOLA, FL 32506

9171 9690 0935 0127 2274 79

KRESANT M KENNEDY [1024-50]  
236 HUNTERS RUN DR  
BENTON, AR 72015

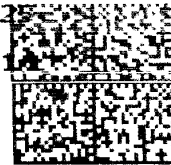
9171 9690 0935 0127 2274 55

*Contact*

PENSACOLA  
22 AUG 20

22 AUG 2024 PM 1

ANK



FIRST-CLASS MAIL  
1001

\$008.16<sup>0</sup>

08/22/2024 ZIP 32502  
043M31219251

US POSTAGE

1077

KRESANT M KENNEDY [1024-50]  
4905 STATE ST  
PENSACOLA, FL 32506

0000/27/24

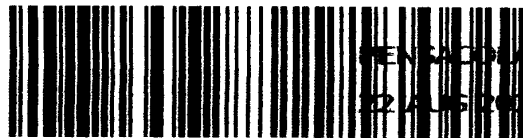
NOT DELIVERABLE AS ADDRESSED  
RETURN TO SENDER  
UNABLE TO FORWARD

\* 0232-01518-27-24

32306-4709

CERTIFIED MAIL™

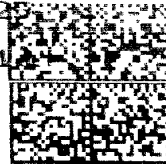
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 2274 62

PENSACOLA FL 32502

22 AUG 2024 PM 12



quadrant

FIRST-CLASS MAIL  
IM1

**\$008.16<sup>0</sup>**

08/22/2024 ZIP 32502  
043M31219251

US POSTAGE

ANK

CLERK OF THE CIRCUIT COURT  
2024 AUG 29 12 29 PM  
PENSACOLA, FL

KRESANT M GINN [1024-50]  
4905 STATE ST  
PENSACOLA, FL 32506

NIXIE

322 DC 1

0008/27/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 32502583335

\*2638-03913-22-37

32502-4789



**CERTIFIED MAIL™**

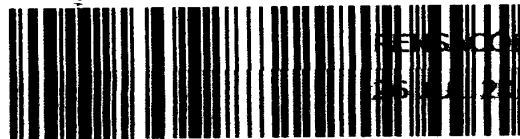
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

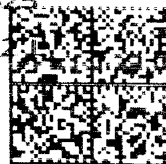
Pensacola, FL 32502



PENSACOLA FL 325

26 JUL 2024 PM 2:11

9171 9690 0935 0127 1858 92



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

07/26/2024 ZIP 32502  
043M31219251

**US POSTAGE**

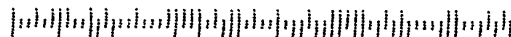
NL  
07-30-24

VANESSA ANN LENON [0924-50]

660 WARNER AVE

PENSACOLA, FL 32514

32514-320460



**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 # 003191 of 2022 Date 10/2/2024  
Name CHUNYAN LIU**

**Cash Summary**

Cash Deposit	\$3,545.00
Total Check	\$67,893.80
Grand Total	\$71,438.80

**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>

PAID

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



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

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

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

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

**Cert # 003191 of 2022 Date 10/2/2024**  
**Name CHUNYAN LIU**

**Cash Summary**

Cash Deposit	\$3,545.00
Total Check	\$67,893.80
Grand Total	\$71,438.80

Purchase Price (high bid amount)	\$70,900.00	Total Check	\$67,893.80
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$496.30	Adv Doc. Stamps	\$496.30
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,528.90	Postage	\$32.80
		Researcher Copies	\$0.00
- postage	\$32.80		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$4,496.10	Registry of Court	\$4,496.10
Purchase Price (high bid)	\$70,900.00		
-Registry of Court	\$4,496.10	Overbid Amount	\$66,371.10
-advance recording (for mail certificate)	\$18.50		
-postage	\$32.80		
-Researcher Copies	\$0.00		
= Overbid Amount	\$66,371.10		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

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




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

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

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

**Case # 2022 TD 003191  
 Sold Date 10/2/2024  
 Name CHUNYAN LIU**

RegistryOfCourtT = TAXDEED	\$4,496.10
overbidamount = TAXDEED	\$66,371.10
PostageT = TD2	\$32.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$496.30
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <b>VIEW IMAGES</b>
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 003191	
4/29/2024	TD83	TAX COLLECTOR CERTIFICATION	
4/29/2024	TD84	PA INFO	
4/30/2024	TD84	NOTICE OF TDA	
4/30/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024030525	
6/27/2024	TD82	PROPERTY INFORMATION REPORT	
8/23/2024	TD81	CERTIFICATE OF MAILING	
8/30/2024	CheckVoided	CHECK (CHECKID 136638) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
8/30/2024	CheckMailed	CHECK PRINTED: CHECK # 900037602 - - REGISTRY CHECK	
9/9/2024	TD84	SHERIFF'S RETURN OF SERVICE	
9/11/2024	TD84	CERT MAIL TRACKING INFO AND RETURNED MAIL	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/29/2024 8:18:11 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/29/2024 8:18:12 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/29/2024 8:18:11 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00



4/29/2024 8:18:12 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
4/29/2024 8:19:29 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/30/2024 8:36:30 AM	2024030525	ASSEMBLY TAX 36 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
8/30/2024 10:12:20 AM	Check (outgoing)	101924970	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037602 CLEARED ON 8/30/2024
4/30/2024 8:36:30 AM	Deposit	101889254	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			7,200.00		-6,880.00	

Auction Results Report

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

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address		
10/02/2024	2022 TD 00319	342S31	Edit Name on Title										.00	\$496.30	\$67,893.80	03191	JC PROPERTY VE 358 Hibiscus Ave
10/02/2024	2022 TD 00312	342S31	Name on Title Custom Fields Style										.00	\$399.00	\$54,591.50	03120	rina Stearmer 939 n new warring
10/02/2024	2022 TD 00303	342S31											.00	\$494.90	\$67,702.40	03030	David Perez-Graja 5135 Bent tree Rd
10/02/2024	2022 TD 00300	342S31											.00	\$189.70	\$25,977.20	03000	David Perez-Graja 5135 Bent tree Rd
10/02/2024	2022 TD 00295	332S31											.00	\$476.00	\$65,118.50	02953	SEE CHELL INVE! 1221 E JACKSON
10/02/2024	2022 TD 00267	172S31											.00	\$189.70	\$25,977.20	02675	BADARUDDIN SO 1800 Heinrich st F

**Case Number: 2022 TD 003191**  
**Result Date: 10/02/2024**

**Title Information:**

Name:

Address1:

Address2:

City:

State:

Zip:

Page 1 of 1 30

TOTALS: Items Count: 6 Balance: \$304,760.00 Clerk Fees: \$0.00 Rec Fees: \$255.00 Doc Stamps: \$2,245.60 Total Due: \$307,260.60

View 1 - 6 of 6

76523

Chungyan Liu

\$70,900.00

Deposit

\$3,545.00

# THE SUMMATION WEEKLY

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

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

**2022 TD 03191 ASSEMBLY TAX 36 LLC Ginn**

was published in said newspaper in and was printed and released from 8/28/2024 until 9/18/2024 for a consecutive 4 weeks.

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

X

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

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 9/18/2024, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates  
NOTARY PUBLIC



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

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# THE SUMMATION WEEKLY

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

cont. Emily Hogg, Deputy Clerk; 2022 TD 03191 ASSEMBLY TAX 36 LLC Ginn

Order No: 7362

**NOTICE OF APPLICATION FOR TAX DEED 4WR8/28-9/18TD**

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 03191, 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:

LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB  
3 P 25 OR 6824 P 197 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W  
TAX ACCOUNT NUMBER 071950000  
(1024-50)

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

KRESANT M GINN

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 October, which is the 2nd day of October 2024.

Dated this 22nd day of August 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

Name Emily Hogg, Deputy Clerk  
Order Number 7362  
Order Date 8/23/2024  
Number Issues 4  
Pub Count 1  
First Issue 8/28/2024  
Last Issue 9/18/2024  
Order Price \$200.00  
Publications The Summation Weekly

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

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 03191 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

KRESANT M GINN 236 HUNTERS RUN DR BENTON, AR 72015	KRESANT M GINN 4905 STATE ST PENSACOLA, FL 32506
	KRESANT M KENNEDY 4905 STATE ST PENSACOLA, FL 32506
	KRESANT M KENNEDY 236 HUNTERS RUN DR BENTON, AR 72015

WITNESS my official seal this 15th day of August 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY


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

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## 2022 TD 03191 ASSEMBLY TAX 36 LLC Ginn

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

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 9/18/2024, by MALCOLM BALLINGER, who is personally known to me.

X   
NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Commission 1100251625  
Expires 10/14/2024

# THE SUMMATION WEEKLY

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

cont. Emily Hogg, Deputy Clerk; 2022 TD 03191 ASSEMBLY TAX 36 LLC Ginn

Order No: 7362

## NOTICE OF APPLICATION FOR TAX DEED 4WR/28-9/18TD

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Dated this 22nd day of August 2024

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PINA CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg  
Deputy Clerk

Name: Emily Hogg, Deputy Clerk  
Order Number: 7362  
Order Date: 8/23/2024  
Number Issues: 4  
Pub Count: 1  
First Issue: 8/28/2024  
Last Issue: 9/18/2024  
Order Price: \$200.00  
Publications: The Summation Weekly

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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024076141 10/4/2024 9:12 AM  
OFF REC BK: 9213 PG: 1771 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$496.30

Tax deed file number 1024-50

Parcel ID number 342S301152002013

## TAX DEED

Escambia County, Florida

for official use only

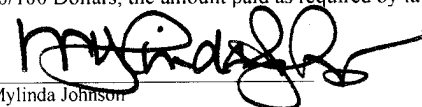
Tax Certificate numbered 03191 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 2nd day of October 2024, the land was offered for sale. It was sold to **JC PROPERTY VENTURE LLC**, 358 Hibiscus Ave MERRITT ISLAND FL 32953, who was the highest bidder and has paid the sum of the bid as required by law.

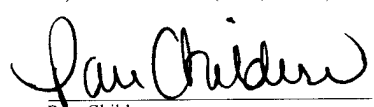
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

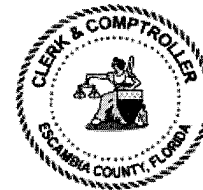
**Description of lands: LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186 SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

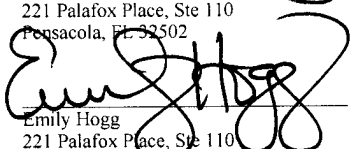
**\*\* Property previously assessed to: KRESANT M GINN**

On 2nd day of October 2024, in Escambia County, Florida, for the sum of ( \$70,900.00) SEVENTY THOUSAND NINE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

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

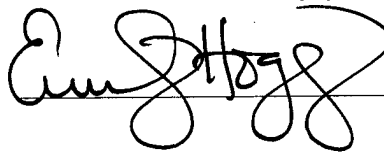
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



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

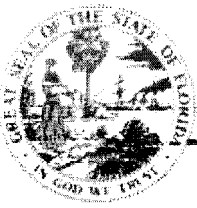
On this 2nd day of October, 2024 before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid





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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

KRESANT M GINN  
236 HUNTERS RUN DR  
BENTON, AR 72015

Tax Deed File # 1024-50  
Certificate # 03191 of 2022  
Account # 071950000

Property legal description:

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$65,325.23** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

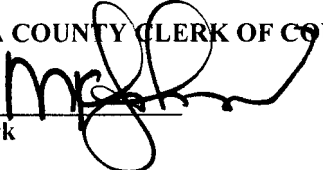
**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

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

Dated this 7th day of October 2024.



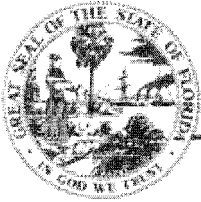
ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 2961 22





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

KRESANT M GINN  
4905 STATE ST  
PENSACOLA, FL 32506

Tax Deed File # 1024-50  
Certificate # 03191 of 2022  
Account # 071950000

Property legal description:

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 2, 2024**, and a surplus of **\$65,325.23** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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Dated this 7th day of October 2024.

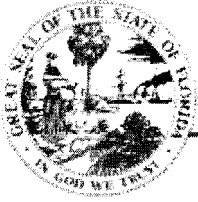


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

**9171 9690 0935 0128 2960 92**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

KRESANT M KENNEDY  
236 HUNTERS RUN DR  
BENTON, AR 72015

Tax Deed File # 1024-50  
Certificate # 03191 of 2022  
Account # 071950000

Property legal description:

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

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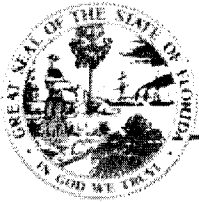


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

**9171 9690 0935 0128 2960 85**



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

KRESANT M KENNEDY  
4905 STATE ST  
PENSACOLA, FL 32506

Tax Deed File # 1024-50  
Certificate # 03191 of 2022  
Account # 071950000

Property legal description:

**LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186**

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Dated this 7th day of October 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 2960 54

Tax Certificate #	2022 TD 003191
Account #	071950000
Property Owner	Kresant M Ginn
Property Address	4905 State St 32506

SOLD TO: Chunyan Liu \$ 70,900.00

Disbursed to/for:	Amount Pd:	Balance:
Recording Fees (from TXD receipt)	\$ 524.80 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 1,013.07 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 4,489.85 ✓	\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓	\$
Additional taxes	\$ 0	\$ 65,358.03
Postage final notices	\$ 32.80	\$ 65,325.23
	\$	\$
	\$	\$
	\$	\$

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

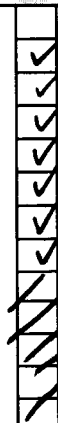
Lien Information:

	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	
	Due \$	
	Paid \$	

Post sale process:

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

Notes:



CERTIFIED MAIL™

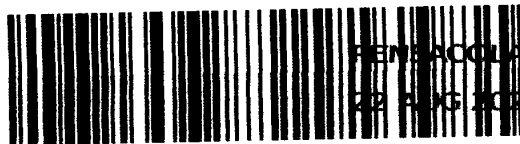
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

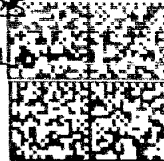
Pensacola, FL 32502



PENSACOLA FL 325

22 AUG 2024 PM 1

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FIRST-CLASS MAIL  
IMI

\$008.16<sup>9</sup>

08/22/2024 ZIP 32502  
043M31219251

US POSTAGE

*LA<sup>1st</sup> / 8.27.24*  
*ew / RO6*

KRESANT M GINN [1024-50]  
236 HUNTERS RUN DR  
BENTON, AR 72015

NIXIE

722 DE 1

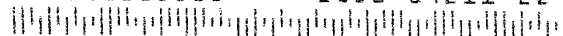
0010/05/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

32502583335  
UNC  
32502583335

BC: 32502583335

\*2638-04211-22-37



**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

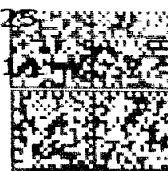
Pensacola, FL 32502



PENSACOLA FL 325

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08/22/2024 ZIP 32502  
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US POSTAGE

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*RD6*  
*911*

KRESANT M KENNEDY [1024-50]  
236 HUNTERS RUN DR  
BENTON, AR 72015

NIXIE

722 DE 1

0010/05/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

32502583335  
UNC

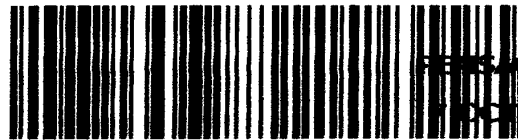
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\*2638-01795-22-45



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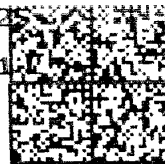
**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 32502

OCT 17 2024 PM 1:11



quadiant

FIRST-CLASS MAIL  
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10/07/2024 ZIP 32502  
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US POSTAGE

RECEIVED  
OCT 17 PM 12:41  
PENSACOLA COUNTY, FL

KRESANT M GINN  
236 HUNTERS RUN DR  
BENTON, AR 72015

Tax Deed File # 1024-50  
Certificate # 03191 of 2022

NIXIE

722 DE 1

0010/11/24

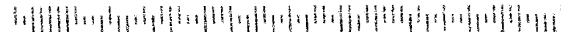
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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\*2638-02521-07-38

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**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

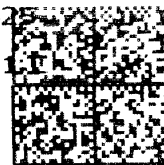
Pensacola, FL 32502



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PENSACOLA FL 325

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10/07/2024 ZIP 32502  
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US POSTAGE

KRESANT M GINN  
4905 STATE ST  
PENSACOLA, FL 32506

Tax Deed File # 1024-50  
Certificate # 03191 of 2022

NIXIE

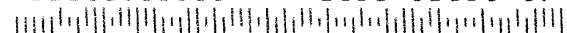
322 FE 1

0010/14/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 3250258333

\*2638-02650-07-38



32502>5833  
32506-476305



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  
OCT 21 2024 PM 1:14



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10/07/2024 ZIP 325  
043M31219251

US POSTAGE

OCT 21 12:01  
CAMBIA COUNTY, FL

UTA

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

RESANT M KENNEDY  
6 HUNTERS RUN DR  
BENTON, AR 72015

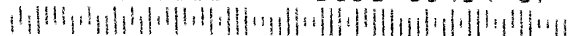
Deed File # 1024-50

NIXIE 722 FE 1 0010/15/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335 \*2638-03454-07-38

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3.21.2024  
120 days:  
2/9/25

**CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE**

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

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 07-1950-000 Certificate # 03191 of 22 Sale Date: 10/28/24  
Property Address: 4905 State St. Pensacola, FL 32504  
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.  
Claimant's Name: Kresant Ginn  
Contact Name, if Applicable: 3402 Amberwood way  
Address: Wilma, AR 72921  
Telephone Number: 852-206-3559  
Email Address: bginn@ginns.com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

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

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

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

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: 6824 Page #: 197 (ATTACHED)

Amount of surplus tax deed sale proceeds claimed: \$ 65,352.23

Does the titleholder claim the subject property was homestead property: \_\_\_\_\_

3. I request payment of any surplus funds due to me be mailed to:

Kresant Ginn

4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Kresant Ginn

Print: Kresant Ginn

STATE OF Arkansas

COUNTY OF Sebastian

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
\_\_\_\_\_ online notarization, this 20<sup>th</sup> day of March, 2025, by Barbara Soto

B Soto  
Signature-Notary Public, State of Florida  
Print Commissioned Name of Notary Public



Personally Known \_\_\_\_\_ OR Produced Identification ☒ Type of Identification Produced Drivers License

## Mylanda Johnson (COC)

---

**From:** Kresant Ginn <bginnaginn@aol.com>  
**Sent:** Friday, March 21, 2025 9:32 AM  
**To:** Mylanda Johnson (COC)  
**Subject:** [EXTERNAL]Fwd: Claim to surplus proceeds of a tax deed sale.  
**Attachments:** 20250321082731.pdf; ID.pdf

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

Thank so much for contacting my daughter.

Address

3402 Amberwood Way  
Alma, AR 72921

Phone. 850-206-3559

Kresant Ginn

Sent from my iPhone

Begin forwarded message:

**From:** Kresant Ginn <Kresant@mckinnonlaw.com>  
**Date:** March 21, 2025 at 9:28:24 AM CDT  
**To:** bginnaginn@aol.com  
**Subject:** Claim to surplus proceeds of a tax deed sale.

KRESANT MANOR  
KENNEDY

---

KRESANT  
RENA  
GINN

---

KRESANT  
MANOR  
GINN

This Instrument Prepared by:  
Thomas C. Staples  
Staples, Ellis & Associates, P.A.  
41 N. Jefferson St., Suite 400  
Pensacola, FL 32502  
Return to:  
Name  
Address

Property Appraiser's Parcel ID Number:

\$ 10.00 MC  
59.00 doc  
\$ 69.00

## WARRANTY DEED

This Indenture, executed this 13 day of Feb, 2012,  
between John Kennedy, a divorced man, grantor\*, to Kresant M. Ginn f/k/a Kresant M.  
Kennedy, a divorced woman, grantee, 236 Hunter's Run Drive, Benton, AR 72015.\*

**WITNESSETH**, that said grantor, for and consideration of the sum of TEN (\$10.00)  
Dollars, and other good and valuable considerations to said grantor in hand paid by said  
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the  
said grantee, and grantee's heirs and assigns forever, the following described land, situated,  
lying and being in Escambia County, Florida, to-wit:

LOT 2, BLOCK 13, 2ND ADDITION TO PEN HAVEN, A SUBDIVISION OF A PORTION OF SECTION  
34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN  
PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF SAID COUNTY.

The Subject property is not homestead property  
and said grantor does hereby fully warrant the title to said land, and will defend the same  
against lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE  
EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION  
PROVIDED BY THE GRANTOR.**

**In Witness Whereof**, grantor has hereto set grantor's hand and seal the day and year  
first above written.

  
\_\_\_\_\_  
JOHN KENNEDY

First Witness: 

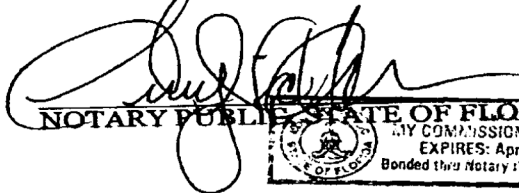
Printed Name: Shannon Hadley

Second Witness: 

Printed Name: Nicole Perry

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of  
February, 2012, by John Kennedy, who is personally known to me or has produced  
as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION # 00 768541  
EXPIRES: April 04, 2012  
Bonded thru Notary Public Underwriters

 **AMY NICOLE HOBBS**  
MY COMMISSION # 00 768541  
EXPIRES: April 04, 2012  
Bonded thru Notary Public Underwriters

## Kresant Ginn, 62

📍 Benton, AR

View Address

🐾 Kresant Maner Ginn, Kresant R Ginn, Kresant Maner Kennedy,...

💼 Cosmetology At

📞 479-\*\*\*-\*\*\*\*

View Phone

1 Review | Photos

Kresant Ginn's birthday is 01/14/1963 and is 62 years old. Previously cities included Pensacola FL, Fort Smith AR and Alma AR. Sometimes Kresant goes by various nicknames including Kresant Maner Ginn, Kresant R Ginn, Kresant Maner Kennedy, Kresant Rena Ginn and Kresant Maner Kennedy. Kresant is now single. Kresant has many family members and associates who include Michael Kennedy, John Kennedy, Frank Ginn, Frank Ginn and Beverly Reeves.

Check Background

Get Contact Info

This Is Me - Edit



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 21, 2025

Kresant Ginn  
3402 Amberwood Way  
Alma AR 72921

Re: Tax Certificate 2022 TD 03191

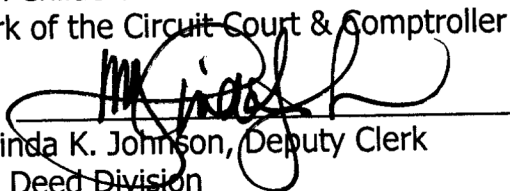
Dear Ms. Ginn,

Please find enclosed check 900038507 in the amount of \$65,325.23.  
This amount represents payment of the claim for the surplus funds being held by the  
Clerk's office as a result of the tax deed sale of the real property referenced below.

4905 STATE ST 32506 / TAX ACCOUNT 07-1950-000

Total \$65,325.23

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

By:   
Mylinda K. Johnson, Deputy Clerk  
Tax Deed Division

/mkj  
Enclosures

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**  
**ESCAMBIA COUNTY, FLORIDA**  
 P.O. BOX 333  
 PENSACOLA, FL 32591-0333  
 (850) 595-4140  
**REGISTRY ACCOUNT**

Bank of America



PENSACOLA, FLORIDA

VOID AFTER 6 MONTHS

 63-27  
 631

900038507

PAY

\*SIXTY-FIVE THOUSAND THREE HUNDRED TWENTY-FIVE AND 23/100

KRESANT GINN

 TO THE  
 ORDER  
 OF

 KRESANT GINN  
 3402 AMBERWOOD WAY  
 ALMA, AR 72921

DATE

AMOUNT

03/28/2025

\$65,325.23



PAM CHILDERS, CLERK OF COURT &amp; COMPTROLLER

11"

11"

**PAM CHILDERS**  
**CLERK OF CIRCUIT COURT & COMPTROLLER**

900038507

 03/28/2025 2022 TD 003191  
 GINN, KRESANT M

Case # 2022 TD 003191 Registry Check

\$65,325.23

900038507

03/28/2025 KRESANT GINN

\$65,325.23