



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. 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>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

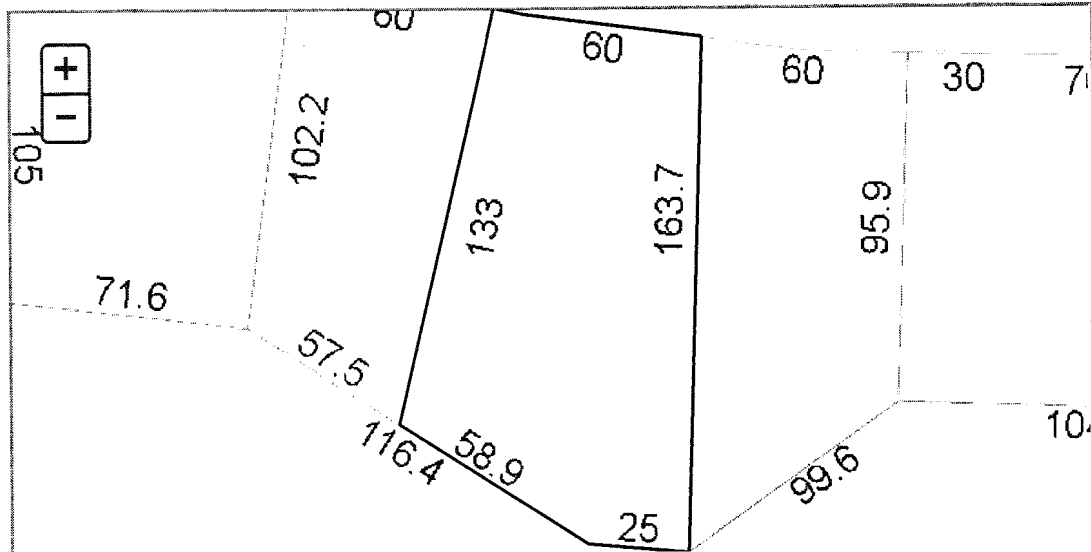
Escambia County Property Appraiser

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

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

[Printer Friendly Version](#)

General Information Parcel ID: 3425301152002013 Account: 071950000 Owners: GINN KRESANT M Mail: 236 HUNTERS RUN DR BENTON, AR 72015 Situs: 4905 STATE ST 32506 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						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>\$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> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					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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Parcel Information						Launch Interactive Map																																		



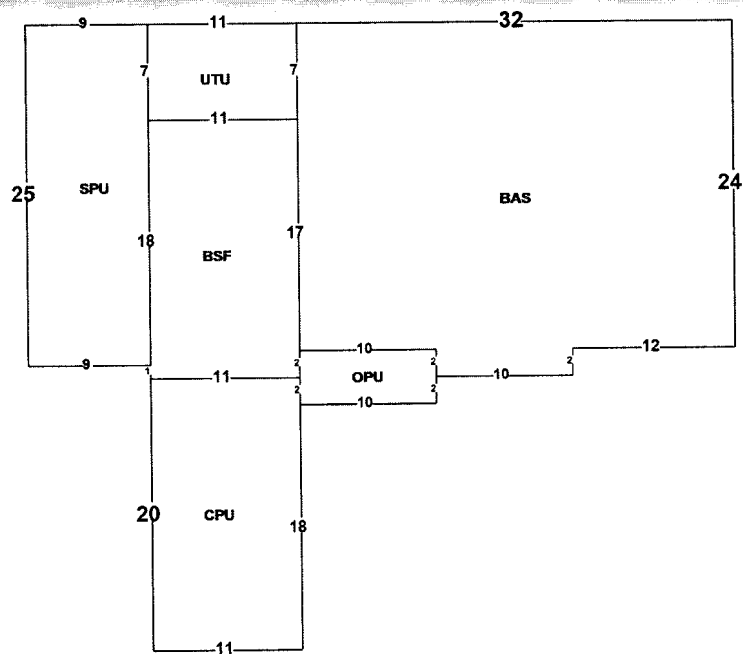
View Florida Department of Environmental Protection(DEP) Data

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/A/C
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 6th 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
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.

Amy Nicole Hobbs
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.

NOTICE OF APPLICATION FOR TAX DEED

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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 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

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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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

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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

CERTIFIED MAIL™

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

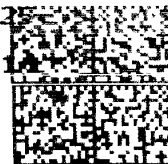


9171 9690 0935 0127 2274 79

ANK

PENSACOLA FL 32502

22 AUG 2024 PM 1



quodient

FIRST-CLASS MAIL
(M)

\$008.16⁰

08/22/2024 ZIP 32502
043M31219251

US POSTAGE

2024 AUG 22 P 3:01

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

NIXIE

522 DC 1

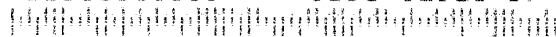
0808/27/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*0238-01518-27-21

325025833
32506-4753



CERTIFIED MAIL™

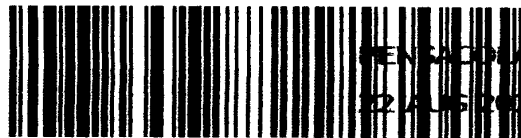
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

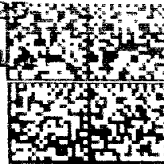
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502

22 AUG 2024 PM 12



9171 9690 0935 0127 2274 62

quadrant

FIRST-CLASS MAIL
IM1

\$008.16⁰

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™

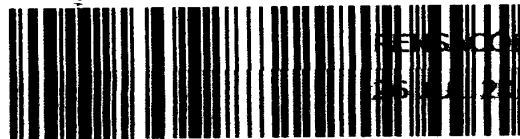
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

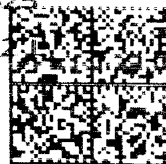
Pensacola, FL 32502



9171 9690 0935 0127 1858 92

PENSACOLA FL 325

26 JUL 2024 PM 2:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

07/26/2024 ZIP 32502
043M31219251

US POSTAGE

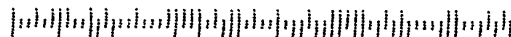
NL
07-30-24

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
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 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	 VIEW IMAGES
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.

10/02/2024

2022 TD 00319

342S31

10/02/2024

2022 TD 00312

342S31

10/02/2024

2022 TD 00303

342S31

10/02/2024

2022 TD 00300

342S31

10/02/2024

2022 TD 00295

332S31

10/02/2024

2022 TD 00267

172S31

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

0.00

\$496.30

\$67,893.80

03191

JC PROPERTY VE

358 Hibiscus Ave

10/02/2024

2022 TD 00312

342S31

0.00

\$399.00

\$54,591.50

03120

rina Stearmer

939 n new warring

10/02/2024

2022 TD 00303

342S31

0.00

\$494.90

\$67,702.40

03030

David Perez-Graja

5135 Bent tree Rd

10/02/2024

2022 TD 00300

342S31

0.00

\$189.70

\$25,977.20

03000

David Perez-Graja

5135 Bent tree Rd

10/02/2024

2022 TD 00295

332S31

0.00

\$476.00

\$65,118.50

02953

SEE CHELL INVE!

1221 E JACKSON

10/02/2024

2022 TD 00267

172S31

0.00

\$189.70

\$25,977.20

02675

BADARUDDIN SO

1800 Heinrich st F

Edit Name on Title

X

Name on Title

Custom Fields

Style

Case Number: 2022 TD 003191

Result Date: 10/02/2024

Title Information:

Name: JC PROPERTY VENTURE LLC

Address1: 358 Hibiscus Ave

Address2:

City: MERRITT ISLAND

State: FL

Zip: 32953

Cancel

Update

Page 1 of 1

30

View 1 - 6 of 6

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

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

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
Comm# HH053675
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 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

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

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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

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SECTION 34, TOWNSHIP 2 S, RANGE 30 W
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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

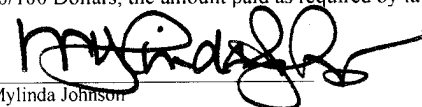
Tax Certificate numbered 03191 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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.

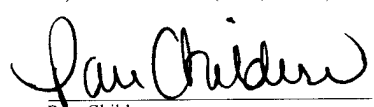
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

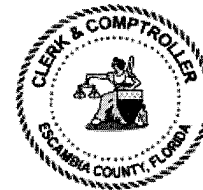
Description of lands: LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186 SECTION 34, TOWNSHIP 2 S, RANGE 30 W

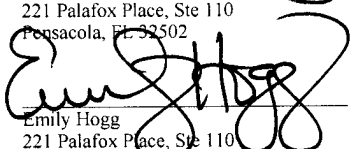
**** Property previously assessed to: KRESANT M GINN**

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

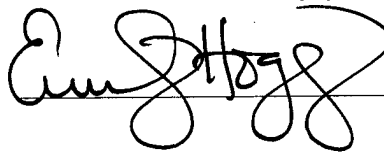

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

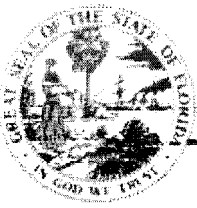
On this 2nd day of October, 2024 before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act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

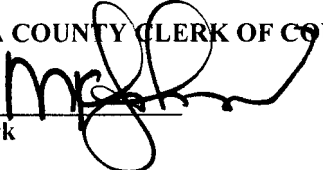
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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.

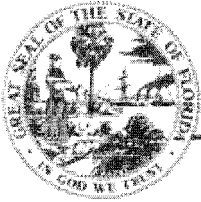


ESCAMBIA COUNTY CLERK OF COURT

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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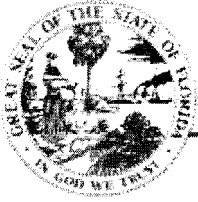


ESCAMBIA COUNTY CLERK OF COURT

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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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 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

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 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!!!!!!!!!!!!!!

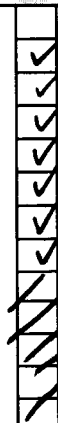
Lien Information:

	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™

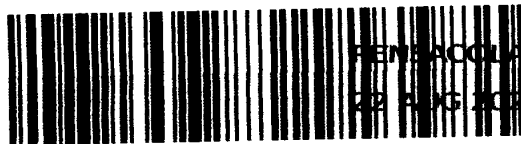
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

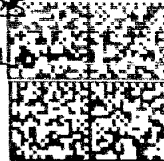
Pensacola, FL 32502



PENSACOLA FL 325

22 AUG 2024 PM 1

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FIRST-CLASS MAIL
IMI

\$008.16⁹

08/22/2024 ZIP 32502
043M31219251

US POSTAGE

LA^{1st} / 8.27.24
ew / RO6

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

NIXIE

722 DE 1

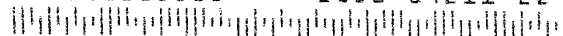
0010/05/24

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

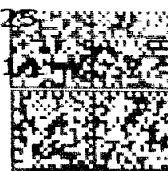
Pensacola, FL 32502



PENSACOLA FL 325

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FIRST-CLASS MAIL
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08/22/2024 ZIP 32502
043M31219251

US POSTAGE

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

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0010/05/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

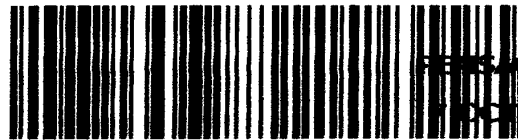
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UNC

BC: 32502583335

*2638-01795-22-45

CERTIFIED MAIL™

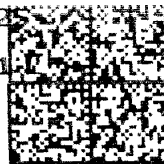
Pam Childers
Clerk of the Circuit Court & Comptro.
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 325

OCT 17 2024 PM 1:11



quadiant

FIRST-CLASS MAIL
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10/07/2024 ZIP 32502
043M31219251

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

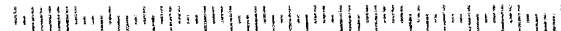
NIXIE 722 DE 1 0010/11/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UITE

RC: 32502583335 *2638-02521-07-38

370025-583333



CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

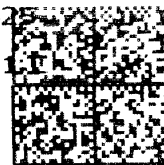
Pensacola, FL 32502



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PENSACOLA FL 325

7 OCT 2024 PM 1



quadiant

FIRST-CLASS MAIL

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10/07/2024 ZIP 32502
043M31219251

US POSTAGE

KRESANT M GINN
4905 STATE ST
PENSACOLA, FL 32506

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

NIXIE

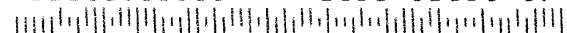
322 FE 1

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
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US POSTAGE

OCT 21 12:01 PM
CAMBIA COUNTY, FL

UTA

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

RESANT M KENNEDY
6 HUNTERS RUN DR
MONTON, AR 72015

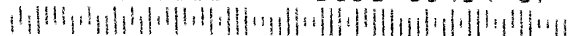
Deed File # 1024-50

NIXIE 722 FE 1 0010/15/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-03454-07-38

32502583335
UTF



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 20th 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

\$ 10.00 MC
59.00 doc
\$ 69.00

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:

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: 

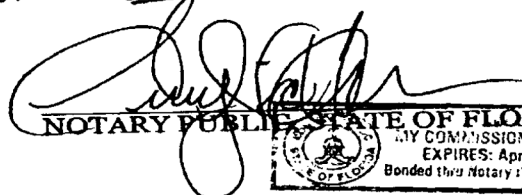
Printed Name: Shannon Hadley

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

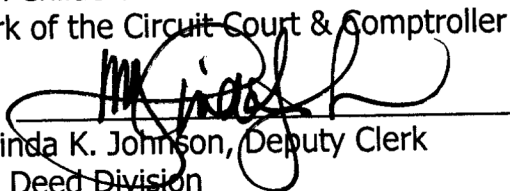
Dear Ms. Ginn,

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

 63-27
 631

900038507

VOID AFTER 6 MONTHS

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 & 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