

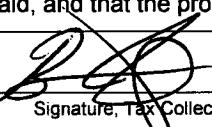


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1125-23

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	KEYS FUNDING LLC - 8023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date	Apr 21, 2025
Property description	WHEELUS SONYA C EST OF 4911 KINNEAR AVE PENSACOLA, FL 32506 4911 KINNEAR AVE 07-2348-000 LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185			Certificate #	2023 / 3246
				Date certificate issued	06/01/2023
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)	
# 2023/3246	06/01/2023	1,404.81	181.75	1,586.56	
→ Part 2: Total*					1,586.56
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)
# 2024/3455	06/01/2024	1,592.79	6.25	113.15	1,712.19
Part 3: Total*					1,712.19
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)					3,298.75
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					1,524.52
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)					5,198.27
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: 			Escambia, Florida		
Signature, Tax Collector or Designee			Date April 24th, 2025		

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>11/05/2025</u>
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500428

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
07-2348-000	2023/3246	06-01-2023	LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

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

KEYS FUNDING LLC - 8023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)
◀ Nav. Mode Ⓐ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information		Assessments																								
Parcel ID:	342S301264120004	<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>2024</td><td>\$20,000</td><td>\$97,243</td><td>\$117,243</td><td>\$97,262</td></tr> <tr> <td>2023</td><td>\$20,000</td><td>\$92,050</td><td>\$112,050</td><td>\$88,420</td></tr> <tr> <td>2022</td><td>\$7,000</td><td>\$82,137</td><td>\$89,137</td><td>\$80,382</td></tr> </tbody> </table>					Year	Land	Imprv	Total	Cap Val	2024	\$20,000	\$97,243	\$117,243	\$97,262	2023	\$20,000	\$92,050	\$112,050	\$88,420	2022	\$7,000	\$82,137	\$89,137	\$80,382
Year	Land	Imprv	Total	Cap Val																						
2024	\$20,000	\$97,243	\$117,243	\$97,262																						
2023	\$20,000	\$92,050	\$112,050	\$88,420																						
2022	\$7,000	\$82,137	\$89,137	\$80,382																						
Account:	072348000	Disclaimer																								
Owners:	WHEELUS SONYA C EST OF	Tax Estimator																								
Mail:	4911 KINNEAR AVE PENSACOLA, FL 32506	Change of Address																								
Situs:	4911 KINNEAR AVE 32506	File for Exemption(s) Online																								
Use Code:	SINGLE FAMILY RESID	Report Storm Damage																								
Taxing Authority:	COUNTY MSTU	2024 Certified Roll Exemptions																								
Tax Inquiry:	Open Tax Inquiry Window	None																								
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Legal Description																								
		LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185																								
Sales Data Type List: 		Extra Features																								
		None																								
Sale Date Book Page Value Type Multi Parcel Records																										
06/15/2011	6733	363	\$60,000	WD	N																					
05/19/2011	6724	808	\$26,800	WD	N																					
12/2001	4823	872	\$43,000	WD	N																					
01/1984	1866	497	\$38,000	WD	N																					
01/1974	809	51	\$19,500	WD	N																					
01/1972	640	283	\$17,100	WD	N																					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller																										
Parcel Information		Launch Interactive Map																								

Section
Map Id:
CA185

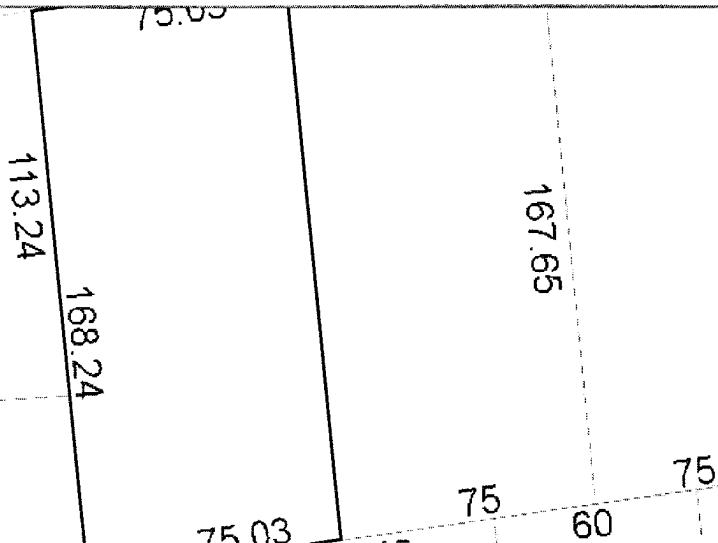


140.4

Approx.
Acreage:
0.2866

Zoned:
MDR

Evacuation
& Flood
Information
Open
Report



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

Buildings

Address: 4911 KINNEAR AVE, Improvement Type: SINGLE FAMILY, Year Built: 1960, Effective Year: 1960, PA Building ID#: 83987

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-CEMENT

FLOOR COVER-HARDWOOD

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

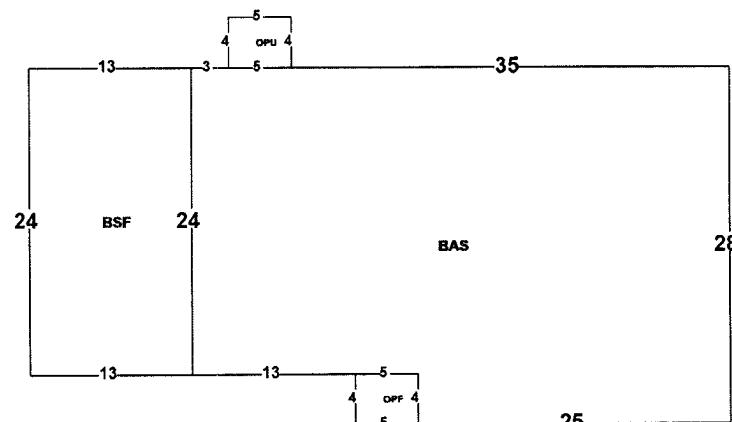
Areas - 1484 Total SF

BASE AREA - 1132

BASE SEMI FIN - 312

OPEN PORCH FIN - 20

OPEN PORCH UNF - 20



Images



4/8/2016 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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035974 5/16/2025 9:26 AM
OFF REC BK: 9318 PG: 1274 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03246**, issued the **1st day of June, A.D., 2023** 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 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072348000 (1125-23)

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

EST OF SONYA C WHEELUS

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

Dated this 16th day of May 2025.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 07-2348-000 CERTIFICATE #: 2023-3246

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: August 8, 2005 to and including August 8, 2025 Abstractor: Philip O'Brien

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **07-2348-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DALE W. WHEELUS AND SONYA C. WHEELUS**

By Virtue of Warranty Deed recorded 6/21/2011 in OR 6733/363

ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR DALE W. WHEELUS AND SONYA C. WHEELUS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Donnie R. White recorded 1/3/2013 – OR 6957/799.**
 - b. **Code Enforcement Order in favor of Escambia County, Florida recorded 7/26/2023 – OR 9014/1137.**
4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-2348-000

Assessed Value: \$97,262.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: NOV 5, 2025

TAX ACCOUNT #: 07-2348-000

CERTIFICATE #: 2023-3246

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

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2024 tax year.

**DALE W. WHEELUS
EST OF SONYA C WHEELUS
4911 KINNEAR AVENUE,
PENSACOLA, FL, 32506**

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

**DONNIE R. WHITE
3140 PINEFOREST RD.
CANTONMENT, FL, 32533**

Certified and delivered to Escambia County Tax Collector, this 11th day of August 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**

Michael A. Campbell

BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

August 11, 2025
Tax Account #:07-2348-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA
185**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-2348-000(1125-23)

Recorded in Public Records 06/21/2011 at 09:20 AM OR Book 6733 Page 363,
 Instrument #2011041609, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 Deed Stamps \$420.00

Prepared by:

Wilson, Harrell, Farrington, Ford, et.al., P.A.
 307 South Palafox Street
 Pensacola, Florida 32502

File Number: 1-46206

General Warranty Deed

Made this June 15, 2011 A.D. By **Anne Marie Deaver, an unmarried woman** of 61st Avenue, Pensacola, FL 32506, hereinafter called the grantor, to **Dale W. Wheelus and Sonya C. Wheelus, husband and wife**, whose post office address is: 4911 Kinnear Avenue, Pensacola, Florida 32506, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 12 and the West 15 feet of Lot 13, Block 4, Fourth Addition to Pinehurst, a subdivision of a portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, according to the plat thereof, recorded in Plat Book 3, Page 16, of the Public Records of said County.

Parcel ID Number: 342S301264120004

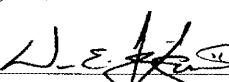
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2009.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Printed Name William E. Farrington


 Witness Printed Name G.E. Thigpen

State of Florida
 County of Escambia

The foregoing instrument was acknowledged before me this 15th day of June, 2011, by Anne Marie Deaver, who is/are personally known to me or who has produced Dale W. Wheelus identification.


 Notary Public
 Print Name: WILLIAM E. FARRINGTON
 My Commission Expires: 11-1-14

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that this disclosure be attached, along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: 4911 Kinnear Avenue

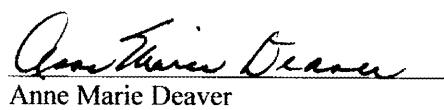
LEGAL ADDRESS OF PROPERTY: 4911 Kinnear Avenue, Pensacola, Florida 32506

The County () has accepted () has not accepted the abutting roadway for maintenance.

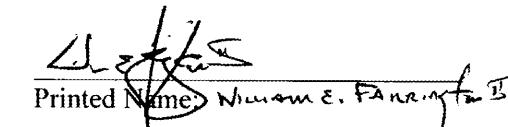
This form completed by:

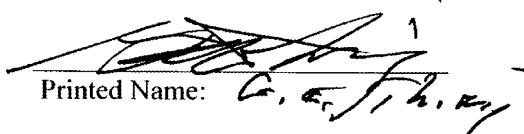
Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
13020 Sorrento Road
Pensacola, FL 32507

AS TO SELLER(S):

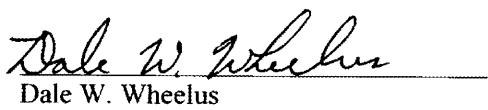

Anne Marie Deaver

WITNESSES TO SELLER(S):

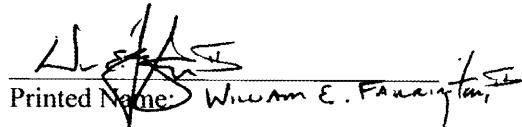

Printed Name: William E. Farrington

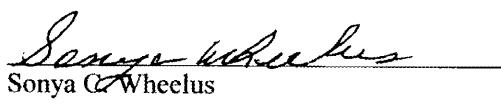

Printed Name: C. A. F. H. S.

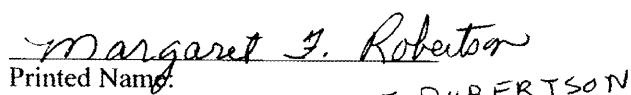
AS TO BUYER(S):


Dale W. Wheelus

WITNESSES TO BUYER(S):


Printed Name: William E. Farrington


Sonya C. Wheelus


Printed Name: Margaret F. Robertson
MARGARET F. RUBERTSON

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95

PREPARED BY DONNIE R WHITE
3140 PINE FOREST RD.
CANT. FL. 32533

1 OF 3
DRW
D.W.N.
Seal

Prepared by:

DR WHITE

STATE OF FLORIDA

COUNTY OF Escambia

Mortgage

Dale W. Wheelus and Sonya C. Wheelus (Husband
& wife) Address 4911 Kinnair Ave. Pensacola, FL 32506

hereinafter called Mortgagor, in consideration of the principal sum specified in the promissory note hereafter described, received from Donnie R. White Address of 3140 Pineforest Rd. CANT. FL. 32533

hereinafter called Mortgagor (which terms Mortgagor and Mortgagor shall be construed to include the plural as well as the singular, whenever the context so permits or requires), hereby, on this 72 day of

December, 2012, mortgages to the Mortgagor the real property in Escambia

County, Florida, described as:

Lot 12 and the West 15 feet of Lot 13, Block 4, Fourth Addition to Pinehurst, a subdivision of a portion of Section 34 Township 2 South, Range 30 West, Escambia County, Florida, according to the Plat thereof, recorded in Plat Book '3, Page 16, of the Public Records of said County

Parcel ID number: 3425301264120004

Within the address of 4911 Kinnair Ave PEN. FL. 32506

1. This mortgage shall also secure such future or additional advances as may be made by the Mortgagor or a subsequent holder at the option of Mortgagor or the subsequent holder to the Mortgagor, or its successors in title, for any purpose provided that all such advances are to be made within twenty years from the date of this mortgage or within such lesser period of time as may hereafter be provided by law as a prerequisite for the sufficiency of actual notice or record notice of such optional future or additional advances as against the rights of creditors or subsequent purchasers for a valuable consideration. The total amount of indebtedness secured by this mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the amount of the initial promissory note described hereinabove or \$ 10,000, whichever is greater, plus interest thereon, and any disbursements made by the Mortgagor pursuant to the authority of this mortgage with interest on such disbursements.
2. To make all payments required by the note and this mortgage promptly when due.
3. To pay all taxes, assessments, liens and encumbrances on the property promptly when due. If they are not promptly paid the Mortgagor may pay them without waiving the option to foreclose, and such payments, with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable on demand by Mortgagor and shall be secured by this mortgage.

20F³
PRW
D.W.V.
SCW

4. To keep all buildings now or hereafter present on that land insured for the full insurable value thereof against fire, lightning and windstorm, and in addition thereto all other coverage required on properties mortgaged to Federal or State banks and savings and loan associations by Federal and State regulations regulating such banks and savings and loan associations, including insurance against damage by flood, if such insurance is available. Mortgagor shall furnish Mortgagee with said policy or policies of insurance which shall show Mortgagee as a loss payee thereon. If the mortgagor shall not do so, the Mortgagee may do so without waiving the option to foreclose, and the cost thereof, with interest thereon from the date of payment at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable upon demand by Mortgagee and shall be secured by this mortgage. If any sum becomes payable under such policy, the Mortgagee may apply it to the indebtedness secured by this mortgage, or may permit the Mortgagor to use it for other purposes, without impairing the lien of this mortgage.
5. That it will not cut or remove any standing timber; cut, displace or remove any sod, plants or trees without the consent of the Mortgagee, nor will it commit, permit, or suffer any waste, impairment or deterioration of the mortgaged property. Upon the failure of the Mortgagor to keep the buildings on the property in good condition or repair, Mortgagee may demand either the adequate repair of the buildings, an increase in the amount of security, or the immediate repayment of the debt secured. Failure of the Mortgagor to comply with the demand of the Mortgagee for a period of fifteen days shall constitute a breach of this mortgage.
6. To pay all expenses reasonably incurred by the Mortgagee because of failure of the Mortgagor to comply with the agreements in the note or this mortgage, including reasonable attorneys' fees through all appeals. The cost thereof, with interest thereon from the date of payment at the same rate as specified in the note, shall also be secured by this mortgage.
7. That if any of the said installments of principal or interest due or payable by the terms of said promissory note is not paid when due, or if any agreement in this mortgage other than the agreement to make the payments is breached, the entire unpaid principal balance of the note plus interest, costs, and attorney's fees, shall immediately become due at the option of the Mortgagee, and the Mortgagee may foreclose this mortgage in the manner provided by law, and have the mortgaged property sold to satisfy or apply on the indebtedness hereby secured.
8. The rents and profits of the mortgaged property are also hereby mortgaged, and if proceedings to foreclose this mortgage shall be instituted, the court having jurisdiction thereof should appoint a receiver of the mortgaged property, and apply those rents and profits to the indebtedness hereby secured, regardless of the solvency of the Mortgagor or the adequacy of the security.
9. If this is a junior mortgage the Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior mortgage. Failure of the Mortgagor to do so shall constitute a default hereunder. Upon the failure of the Mortgagor to do so, the Mortgagee may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at a rate 2% higher than the note secured hereby or at the maximum rate allowed by law, whichever is lesser, shall be payable by the Mortgagor upon demand by the Mortgagee and shall be secured by the lien of this mortgage.
10. Notwithstanding any other provisions hereof, Mortgagee shall under no circumstances be entitled to collect any interest or other payment hereunder which would render this instrument usurious as to the Mortgagor under the laws of the State of Florida.

RECORDED AS RECEIVED

30F43
D.RW
SCW

IN WITNESS WHEREOF, the said Mortgagor has executed these presents, this the date and year first above written.

Signed, sealed and delivered
in the presence of:

Kathy Smock

WITNESS

Dale W. Wheelus

(SEAL)

Dale Wheelus

(SEAL)

Sonya C. Wheelus
Sonya Wheelus

(SEAL)

FLDL Produced W420-179-50-054-7

W420-783-54-864-0

STATE OF Florida
COUNTY OF Glennben

The foregoing instrument was acknowledged before me this 3rd
day of January, 2013, by Dale & Sonya Wheelus

Sandra K. King
Notary Public

SANDRA K. KING

Notary Public-State of FL

Comm. Exp. February 3, 2015

Comm. No. EE61423

CLERK FILE NO.

RECORDED AS RECEIVED

Recorded in Public Records 7/26/2023 10:45 AM OR Book 9014 Page 1119,
Instrument #2023059913, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23041565N
LOCATION: 4911 KINNEAR AVE
PR#: 342S301264120004

VS.

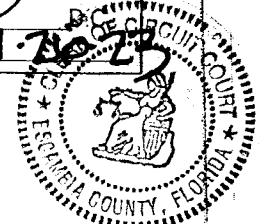
WHEELUS SONYA C EST OF,
4911 KINNEAR AVE
PENSACOLA, FL 32506

RESPONDENT(S)

ORDER

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY
DATE:



This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent(s) or representative thereof, No a ne, as well as evidence submitted, and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinances has occurred and continues:

LDC. Ch. 3. Art. 2. Sec . 3-2.7 Medium Density Residential District (MDR)

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

Sec. 42-196(b) Nuisance - (B) Trash and Debris

LDC. Ch. 4. Art. 7. Sec. 4-7.10 Recreational Vehicles (District 1-4)

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 82-171. Solid Waste - Mandatory Collection

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

It is hereby ORDERED that the **RESPONDENT(S)** shall have until 8/24/2023 to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Cure violation of MDR/ cure violation of Recreation Vehicle

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$20.00 per day, commencing 8/25/2023. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED**, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, **DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking

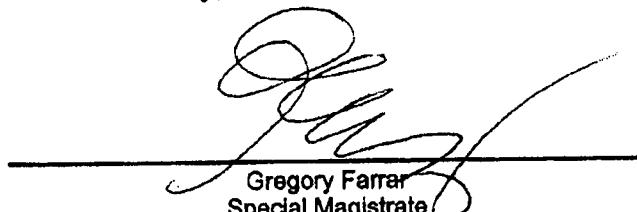
reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning. The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of **\$250.00** are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

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

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

DONE AND ORDERED in Escambia County, Florida on this 25th day of July, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 03246 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF SONYA C WHEELUS 4911 KINNEAR AVE PENSACOLA, FL 32506	DALE W. WHEELUS 4911 KINNEAR AVE PENSACOLA, FL 32506	DONNIE R. WHITE 3140 PINEFOREST RD. CANTONMENT, FL, 32533	ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502
ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505			

WITNESS my official seal this 18th day of September 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 5, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 03246**, issued the **1st day of June, A.D., 2023** 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 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072348000 (1125-23)

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

EST OF SONYA C WHEELUS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first Wednesday** in the month of November, which is the **5th day of November 2025**.

Dated this 19th day of September 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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

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Post Property:

4911 KINNEAR AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Personal Services:

EST OF SONYA C WHEELUS
4911 KINNEAR AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1125-23

Document Number: ECSO25CIV040971NON

Agency Number: 25-009982

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT# 03246 2023

Attorney/Agent:

PAM CHILDERS

CLERK OF COURT

TAX DEED

Plaintiff: RE: EST OF SONYA C WHEELUS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:45 AM and served same at 4:32 PM on 9/30/2025 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:

Alex Duda 926

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

2025 SEP 26 AM 8:45

WARNING

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SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072348000 (1125-23)

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EST OF SONYA C WHEELUS

RECEIVED
CLERK'S OFFICE
ESCAMBIA COUNTY, FL
2025 SEP 26 AM 8:45

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Post Property:

4911 KINNEAR AVE 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1125-23

Document Number: ECSO25CIV040973NON

Agency Number: 25-009938

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03246 2023

Attorney/Agent:

PAM CHILDEERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF SONYA C WHEELUS

Defendant:

Type of Process: EST OF SONYA C WHEELUS

Received this Writ on 9/26/2025 at 8:42 AM and served same at 7:14 AM on 10/7/2025 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF SONYA C WHEELUS , the within named, to wit: APRIL WHEELUS, DAUGHTER.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

Ale Duda 926

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

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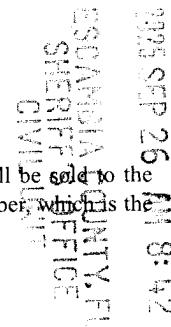
EST OF SONYA C WHEELUS
4911 KINNEAR AVE
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Emily Hogg
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EST OF SONYA C WHEELUS [1125-23]
4911 KINNEAR AVE
PENSACOLA, FL 32506

9171 9690 0935 0129 1303 26

DALE W. WHEELUS [1125-23]
4911 KINNEAR AVE
PENSACOLA, FL 32506

9171 9690 0935 0129 1303 33

DONNIE R. WHITE [1125-23]
3140 PINEFOREST RD.
CANTONMENT, FL, 32533

ESCAMBIA COUNTY / COUNTY
ATTORNEY [1125-23]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0129 1303 40

ESCAMBIA COUNTY OFFICE OF CODE
ENFORCEMENT [1125-23]
ESCAMBIA CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
PENSACOLA FL 32505

9171 9690 0935 0129 1303 57

Contact

CERTIFIED WHIL

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

2015 Oct 23 72

DONNIE R. WHITE [1125-23]
3140 PINEFOREST RD.
CANTONMENT, FL, 32533

A standard linear barcode is positioned horizontally across the page, with the text 'FENSAC' and '27 SEP' printed above and below it respectively.

9171 9690 0935 0129 1303 40

PIERRESON, LA. FL 325

17 SEP 025 AM

quadiant
FIRST CLASS MAIL
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\$008.86⁰⁰
09/26/2025 ZP 325001
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U.S. POSTAGE

LN
Aug 9/9
1st Justice
2nd Justice
10/14
10/14
RETURNED

32500-742745

Group	Sample	Mean	SD	CV%	Min	Max	Median	Q1	Q3
Group 1	Sample 1	10.0	1.5	15.0	8.0	12.0	10.0	9.0	11.0
Group 1	Sample 2	11.0	1.0	9.1	9.0	13.0	11.0	10.0	12.0
Group 1	Sample 3	12.0	1.2	10.0	10.0	14.0	12.0	11.0	13.0
Group 1	Sample 4	13.0	1.8	13.8	11.0	15.0	13.0	12.0	14.0
Group 1	Sample 5	14.0	1.0	7.1	12.0	16.0	14.0	13.0	15.0
Group 2	Sample 1	15.0	2.0	13.3	13.0	17.0	15.0	14.0	16.0
Group 2	Sample 2	16.0	1.5	9.4	14.0	18.0	16.0	15.0	17.0
Group 2	Sample 3	17.0	1.0	6.0	15.0	19.0	17.0	16.0	18.0
Group 2	Sample 4	18.0	1.2	6.7	16.0	20.0	18.0	17.0	19.0
Group 2	Sample 5	19.0	1.0	5.3	17.0	21.0	19.0	18.0	20.0

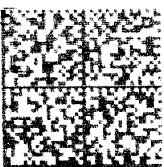
CERTIFIED MAIL™



PENSACOLA FL 32

7 SEP 2015 AM 1

9171 9690 0935 0129 1303 26



quadrant

FIRST-CLASS MAIL

IMI

\$008.86

09/26/2015 ZIP 32502
043MA31219251

US POSTAGE

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

RECEIVED
OCT 23 2015
PENSACOLA COUNTY CLERK
ESTATE OF SONYA C WHEELUS [1125-23]
4911 KINNEAR AVE
PENSACOLA, FL 32506

UTFK: 9333190146

UNC
32502>5833
32506-486911

NIXIE 326 DE 1 0010/20/25
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

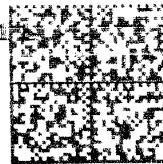
BC: 32502583335 *2638-05494-27-16

CERTIFIED MAIL



PENSACOLA FL 325

27 SEP 1025 AM 1



quadrant
FIRST-CLASS MAIL
IMI
\$008.86⁰
09/26/2025 ZIP 32502
043M31219251

US POSTAGE

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

2025
09/26
1025
AM
1
221 Palafox Place, Suite 110
Pensacola, FL 32502

DALE W. WHEELUS [1125-23]

4911 KINNEAR AVE

PENSACOLA, FL 32506

9171 9690 0935 0129 1303 33

LW
Sept

NIXIE

326 DE 1

0010/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583335

*2638-05599-27-16

32502583335
32506-486911



Escambia Sun Press

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

STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03246

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:35:50 -05'00"

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD579360064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:56:54 -05'00"

HEATHER TUTTLE
NOTARY PUBLIC



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03246, issued the 1st day of June, A.D., 2023 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 12 AND W 15 FT OF LT 13 BLK 4
4TH ADDN TO PINEHURST S/D PB 3 P
16 OR 6733 P 363 CA 185 SECTION 34,
TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072348000
(1125-23)

The assessment of the said property under the said certificate issued was in the name of EST OF SONYA C WHEELUS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

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

oaw-4w-10-02-09-16-23-2025



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiac

2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments



SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
07-2348-000	06		342S301264120004

WHEELUS SONYA C EST OF
4911 KINNEAR AVE
PENSACOLA, FL 32506

PROPERTY ADDRESS:
4911 KINNEAR AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

23 | 324b

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6000	106,988	0	106,988	706.12
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2480	119,132	0	119,132	267.81
BY STATE LAW	3.1110	119,132	0	119,132	370.62
WATER MANAGEMENT	0.0207	106,988	0	106,988	2.21
SHERIFF	0.6850	106,988	0	106,988	73.29
M.S.T.U. LIBRARY	0.3590	106,988	0	106,988	38.41
ESCAMBIA CHILDRENS TRUST	0.3798	106,988	0	106,988	40.63
TOTAL MILLAGE	13.4035			AD VALOREM TAXES	\$1,499.09
NON-AD VALOREM ASSESSMENTS					
LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT		
LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 3 See Additional Legal on Tax Roll	FP FIRE PROTECTION		226.78		
				NON-AD VALOREM ASSESSMENTS	\$226.78

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$1,725.87

If Paid By Please Pay	Nov 30, 2025 \$1,656.84	Dec 31, 2025 \$1,674.09	Jan 31, 2026 \$1,691.35	Feb 28, 2026 \$1,708.61	Mar 31, 2026 \$1,725.87
--------------------------	----------------------------	----------------------------	----------------------------	----------------------------	----------------------------

RETAIN FOR YOUR RECORDS

2025 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

ACCOUNT NUMBER
07-2348-000
PROPERTY ADDRESS
4911 KINNEAR AVE

PRIOR YEAR(S) TAXES
OUTSTANDING

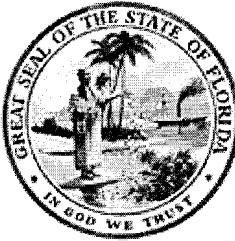
WHEELUS SONYA C EST OF
4911 KINNEAR AVE
PENSACOLA, FL 32506

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

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Nov 30, 2025 1,656.84
AMOUNT IF PAID BY	Dec 31, 2025 1,674.09
AMOUNT IF PAID BY	Jan 31, 2026 1,691.35
AMOUNT IF PAID BY	Feb 28, 2026 1,708.61
AMOUNT IF PAID BY	Mar 31, 2026 1,725.87

DO NOT FOLD, STAPLE, OR MUTILATE

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**

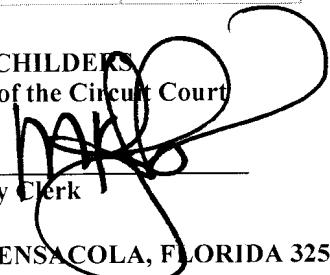
**Cert # 003246 of 2023 Date 11/5/2025
Name JAMES SVENDSEN**

Cash Summary

Cash Deposit	\$5,070.00
Total Check	\$97,082.30
Grand Total	\$102,152.30

PAM CHILDERS

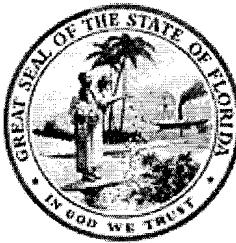
Clerk of the Circuit Court

By: 

Deputy Clerk

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

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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

Cert # 003246 of 2023 Date 11/5/2025

Name JAMES SVENDSEN

Cash Summary

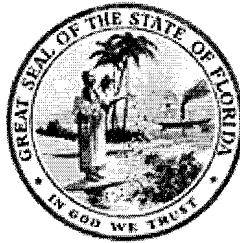
Cash Deposit	\$5,070.00
Total Check	\$97,082.30
Grand Total	\$102,152.30

Purchase Price (high bid amount)	\$101,400.00	Total Check	\$97,082.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$709.80	Adv Doc. Stamps	\$709.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$8,185.78	Postage	\$35.60
		Researcher Copies	\$0.00
- postage	\$35.60		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$8,150.18	Registry of Court	\$8,150.18
Purchase Price (high bid)	\$101,400.00		
-Registry of Court	\$8,150.18	Overbid Amount	\$93,214.22
-advance recording (for mail certificate)	\$18.50		
-postage	\$35.60		
-Researcher Copies	\$0.00		
= Overbid Amount	\$93,214.22		

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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 TRAFFIC



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2023 TD 003246

Sold Date 11/5/2025

Name JAMES SVENDSEN

RegistryOfCourtT = TAXDEED	\$8,150.18
overbidamount = TAXDEED	\$93,214.22
PostageT = TD2	\$35.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$709.80
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2023	0101	CASE FILED 06/01/2023 CASE NUMBER 2023 TD 003246	
6/4/2025	TD83	TAX COLLECTOR CERTIFICATION	
6/4/2025	TD84	PA'S INFO	
6/4/2025	TD84	NOTICE OF TDA	
6/11/2025	RECEIPT	PAYMENT \$720.00 RECEIPT #2025044827	
8/15/2025	TD82	PROPERTY INFORMATION REPORT	
9/30/2025	TD81	CERTIFICATE OF MAILING	
10/3/2025	CheckVoided	CHECK (CHECKID 145812) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CARRY FIELD RD PENSACOLA, FL 32507	
10/3/2025	CheckMailed	CHECK PRINTED: CHECK # 900039600 - - REGISTRY CHECK	
10/8/2025	TD84	SHERIFF'S RETURN OF SERVICE	
10/14/2025	TD84	CERTIFIED MAIL TRACKING / RETURNED MAIL	
10/30/2025	TD84	PROOF OF PUBLICATION	
10/31/2025	CheckVoided	CHECK (CHECKID 146252) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARDS ST PENSACOLA, FL 3250	
10/31/2025	CheckMailed	CHECK PRINTED: CHECK # 900039687 - - REGISTRY CHECK	
10/31/2025	TD84	2025 TAXES	

FEES						
EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
6/4/2025 8:43:02 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
6/4/2025 8:43:02 AM	TAXDEED	TAX DEED CERTIFICATES	584.00	584.00	0.00	0.00
6/4/2025 8:43:02 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
6/4/2025 8:43:03 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
6/4/2025 8:43:54 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	720.00	720.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
6/11/2025 10:55:32 AM	2025044827	SCOTT LUNSFORD TAX COLLECTOR	720.00	720.00	0.00
		Total	720.00	720.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
10/31/2025 9:55:39 AM	Check (outgoing)	102049137	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARDS ST	80.00	900039687 CLEARED ON 10/31/2025
10/3/2025 10:30:00 AM	Check (outgoing)	102041921	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900039600 CLEARED ON 10/3/2025
6/11/2025 10:55:32 AM	Deposit	102007619	SCOTT LUNSFORD TAX COLLECTOR		584.00	Deposit
Deposited			Used		Balance	
584.00			11,960.00		-11,376.00	

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



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stmt	Total Due	Auction Status	Certificate Number	Name On Title	
<input checked="" type="checkbox"/> 11/05/2023 TD 0032 342S301												709.80	\$97,082.30	Sold	03246	JM Off Market Properties
<input checked="" type="checkbox"/> 11/05/2023 TD 0029 332S301												219.10	\$29,996.60	Sold	02910	Rina Steamer

Edit Name on Title X

Name on Title

Custom Fields

Style

Case Number: 2023 TD 003246

Result Date: 11/05/2025

Title Information:

Name: JM Off Market Properties

Address1: 7310 W 52nd Ave Ste A101

Address2:

City: Arvada

State: CO

Zip: 80002

[Cancel](#)

[Update](#)



Page of 1 30

\$101,400.00

James Svendsen

83376

Deposit
\$5,010.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025087037 11/13/2025 9:05 AM
OFF REC BK: 9406 PG: 87 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 03246 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 18, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

EST OF SONYA C WHEELUS 4911 KINNEAR AVE PENSACOLA, FL 32506	DALE W. WHEELUS 4911 KINNEAR AVE PENSACOLA, FL 32506	DONNIE R. WHITE 3140 PINEFORST RD. CANTONMENT, FL, 32533		ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502	
		ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT ESCAMBIA CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE PENSACOLA FL 32505			

WITNESS my official seal this 18th day of September 2025.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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

STATE OF FLORIDA

County of Escambia

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

DATE - 11-05-2025 - TAX CERTIFICATE #'S 03246

in the CIRCUIT Court

was published in said newspaper in the issues of

OCTOBER 2, 9, 16, 23, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00000197F4A9F39B00058C1A, cn=Michael P Driver
Date: 2025.10.23 09:35:50 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of OCTOBER
A.D., 2025

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2025.10.23 09:56:54 -05'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 03246, issued the 1st day of June, A.D., 2023 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 12 AND W 15 FT OF LT 13 BLK 4
4TH ADDN TO PINEHURST S/D PB 3 P
16 OR 6733 P 363 CA 185 SECTION 34,
TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 072348000
(1125-23)

The assessment of the said property under the said certificate issued was in the name of EST OF SONYA C WHEELUS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of November, which is the 5th day of November 2025.

Dated this 25th day of September 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

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

oaw-4w-10-02-09-16-23-2025

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025087038 11/13/2025 9:05 AM
OFF REC BK: 9406 PG: 89 Doc Type: TXD
Recording \$10.00 Deed Stamps \$709.80

Tax deed file number 1125-23

Parcel ID number 342S301264120004

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 03246 issued on June 1, 2023 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 5th day of November 2025, the land was offered for sale. It was sold to **JM Off Market Properties**, 7310 W 52nd Ave Ste A101 Arvada CO 80002, 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 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185
SECTION 34, TOWNSHIP 2 S, RANGE 30 W**

**** Property previously assessed to: EST OF SONYA C WHEELUS**

On 5th day of November 2025, in Escambia County, Florida, for the sum of (\$ 101,400.00) ONE HUNDRED ONE THOUSAND FOUR HUNDRED AND 00/100 Dollars, the amount paid as required by law.

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

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

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



On this 5th day of November, 2025, before me personally appeared Pam Childers, Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid

Emily Hogg



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

DALE W. WHEELUS
4911 KINNEAR AVE
PENSACOLA, FL 32506

Tax Deed File # 1125-23
Certificate # 03246 of 2023
Account # 072348000

Property legal description:

LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 5, 2025**, and a surplus of **\$74,673.81** (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 17th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: M. J. C.
Deputy Clerk

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

9171 9690 0935 0129 0840 18



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

DONNIE R. WHITE
3140 PINEFOREST RD.
CANTONMENT, FL, 32533

Tax Deed File # 1125-23
Certificate # 03246 of 2023
Account # 072348000

Property legal description:

LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 5, 2025**, and a surplus of **\$74,673.81** (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 17th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0129 0840 25



Pam Childers

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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

EST OF SONYA C WHEELUS
4911 KINNEAR AVE
PENSACOLA, FL 32506

Tax Deed File # 1125-23
Certificate # 03246 of 2023
Account # 072348000

Property legal description:

LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

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Dated this 17th day of November 2025.

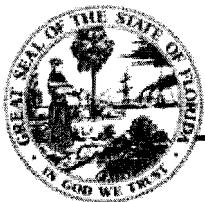


ESCAMBLIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0129 0840 01



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Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY OFFICE OF CODE ENFORCEMENT
**IN COMPLIANCE? NO....(\$24.00 RECORDING, \$250.00 COURT COSTS, \$764.00 ABATEMENT COSTS,
\$16,060.00 DAILY FINES)
2023 CL 059918 / CE23041565N / 4911 KINNEAR AVE -
ALSO 9014-1119,

Tax Deed File # 1125-23
Certificate # 03246 of 2023
Account # 072348000

Property legal description:

LT 12 AND W 15 FT OF LT 13 BLK 4 4TH ADDN TO PINEHURST S/D PB 3 P 16 OR 6733 P 363 CA 185

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Dated this 17th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

Tax Deed File # 1125-23
Certificate # 03246 of 2023
Account # 072348000

Property legal description:

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Dated this 17th day of November 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

DO NOT PRINT ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL™

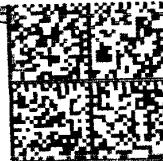
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 32502

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FIRST-CLASS MAIL
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\$008.86
11/18/2025 ZIP 32502
043M31219251

US POSTAGE

NOTICE OF SURPLUS FUNDS FROM TAX DEED

EST OF SONYA C WHEELUS
4911 KINNEAR AVE
PENSACOLA, FL 32506

Tax Deed File # 1125-23
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0012/11/25

RETURN TO SENDER
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UNABLE TO FORWARD

BC: 32502583335 *2638-02828-19-20

CERTIFIED MAIL™

Pam Childers

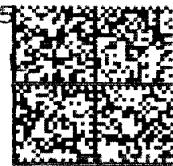
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 32501

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FIRST-CLASS MAIL
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\$008.86⁰⁰
11/18/2025 ZIP 32502
043M31219251

US POSTAGE

DALE W. WHEELUS
4911 KINNEAR AVE
PENSACOLA, FL 32506

Tax Deed File # 1125-23
Certificate # 03246 of 2023
Account # 072348000

U T P
32502583335

NIXIE 326 DE 1

0012/11/25

✓ *No*
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-04382-19-20

Mylinda Johnson (COC)

From: Chinnia M. Moore
Sent: Monday, November 17, 2025 7:35 AM
To: Mylinda Johnson (COC); Ashley Danner (COC); Beth A. Larrieu; Caleb M. White; DeLana Allen-Busbee (COC); Heather Mahoney (COC); Katherine E. Williams; Miriam H. Nelson (COC); Nichole Allen (COC); Stacey W. Coker; Terrance D. Davis
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: Re: 4911 Kinnear Ave / CE23041565N - Tax Deed case 23TD03246

Good morning,

This property is not in compliance the pay off as of 110525

Is \$250 court cost, \$764.00 Abatement, and daily fines at \$20.00 per day from 08/25/23 to 11/05/25 is
\$16,060
\$17,7024

250.00 COURT COSTS
764.00 RECORDING
16,060.00 ABATEMENT
16,060.00 DAILY FINE

\$17,7024

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

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Friday, November 14, 2025 8:04 AM
To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: FW: 4911 Kinnear Ave / CE23041565N - Tax Deed case 23TD03246

Good morning Chinnia,

Is the following property in compliance? It sold at Tax Deed auction, and we have surplus funds to pay the lien.
The property sold to JM Off Market Properties, 7310 W. 52nd Ave Ste A101, Arvada CO 80002.

If it's NOT in compliance please provide a payoff through 11/5/2025, thank you!!!

Recorded in Public Records 7/26/2023 10:56 AM OR Book 9014 Page 1137,
Instrument #2023059918, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

Recorded in Public Records 7/26/2023 10:45 AM OR Book 9014 Page 1119,
Instrument #2023059913, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,
VS.

WHEELUS SONYA C EST OF,
4911 KINNEAR AVE
PENSACOLA, FL 32506

RESPONDENT(S)

CASE NO: CE2304156
LOCATION: 4911 KINNI
PR#: 342S30126

CERTIFIED
ORIGINA
WITNESS N
CLERK OF THE C
BY *W. Johnson*
DATE: *7/26/23*

ORDER

This CAUSE having come before the Office of Environment
Special Magistrate on the Petition of the Environmental Enforcement C



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

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

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

From: Mylinda Johnson (COC)

Sent: Thursday, November 13, 2025 10:12 AM

To: Ashley Danner (COC) <adanner@escambiaclerk.com>; Beth A. Larrieu <balarrie@myescambia.com>; Caleb M. White <cmwhite@myescambia.com>; Chinnia M. Moore <CMMOORE@myescambia.com>; DeLana Allen-Busbee (COC) <DAllen-Busbee@escambiaclerk.com>; Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>; Katherine E. Williams <kewilliams@myescambia.com>; Miriam H. Nelson (COC) <MHNelson@escambiaclerk.com>; Nichole Allen (COC) <NAllen@escambiaclerk.com>; Stacey W. Coker <SWCOKER@MyEscambia.com>; Terrance D. Davis <TEDAVIS@myescambia.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>

Subject: 4911 Kinnear Ave / CE23041565N - Tax Deed case 23TD03246

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

PETITIONER
ESCAMBIA COUNTY FLORIDA,
VS.

WHEELUS SONYA C EST OF,
4911 KINNEAR AVE
PENSACOLA, FL 32508

RESPONDENT(S)

CASE NO: CE2304156
LOCATION: 4911 KINNI
PR#: 342S30126

ORDER

CLRTIFIED
ORIGINA
WITNESS N
CLERK OF THE C
BY *Mylinda Johnson*
DATE: *7/26/2023*

This CAUSE having come before the Office of Environment
Special Magistrate on the Petition of the Environmental Enforcement O



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

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
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THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE23041565N
LOCATION: 4911 KINNEAR AVE
PR#: 342S301264120004

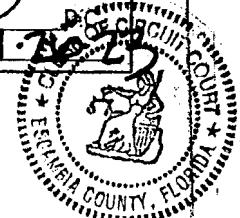
VS.

WHEELUS SONYA C EST OF,
4911 KINNEAR AVE
PENSACOLA, FL 32506

RESPONDENT(S)

ORDER

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY *[Signature]*
DATE: *[Signature]*



This CAUSE having come before the Office of Environmental Enforcement
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged
violation of the ordinances of the County of Escambia, State of Florida, and the Special
Magistrate having considered the evidence before him in the form of testimony by the
Enforcement Officer and the Respondent(s) or representative thereof, *No a ne*,
as well as evidence submitted, and after consideration of the appropriate sections of
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation
of the following Code of Ordinances has occurred and continues:

LDC. Ch. 3. Art. 2. Sec . 3-2.7 Medium Density Residential District (MDR)

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

Sec. 42-196(b) Nuisance - (B) Trash and Debris

LDC. Ch. 4. Art. 7. Sec. 4-7.10 Recreational Vehicles (District 1-4)

Sec. 42-196(c) Nuisance - (C) Inoperable Vehicle

Sec. 82-171. Solid Waste - Mandatory Collection

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

It is hereby ORDERED that the **RESPONDENT(S)** shall have until 8/24/2023 to correct the violation(s) and to bring the violation into compliance.

Corrective action shall include:

Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. maintain clean conditions to avoid a repeat violation.

Remove vehicle(s). Repair vehicle(s) or store in rear yard behind 6' opaque fencing.

Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods

Cure violation of MDR/ cure violation of Recreation Vehicle

If Respondent(s) fail to fully correct the violation(s) within the time required, Respondent(s) will be assessed a fine of \$20.00 per day, commencing 8/25/2023. This fine shall continue until the violation(s) is/are abated and the violation(s) brought into compliance, or until as otherwise provided by law. **RESPONDENT IS REQUIRED, immediately upon full correction of the violation(s), to contact the Escambia County Office of Environmental Enforcement in writing to request that the office immediately inspect the property to make an official determination of whether the violation(s) has/have been abated and brought into compliance. If the violation(s) is/are not abated within the specified time period, Escambia County may elect to undertake any necessary measures to abate the violation(s). These measures could include, but are not limited to, DEMOLISHING NON-COMPLIANT STRUCTURES, LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE(S).**

At the request of Escambia County, the Sheriff shall enforce this order by taking

reasonable law enforcement action to remove from the premises any unauthorized person interfering with the execution of this order or otherwise refusing to leave after warning.

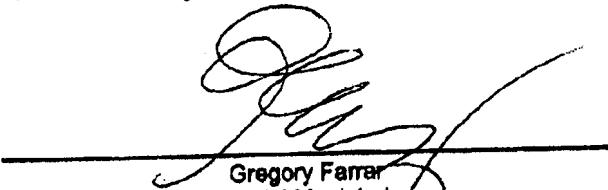
The reasonable cost of such abatement will be assessed against **RESPONDENT(S)** and shall constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$250.00 are awarded in favor of Escambia County as the prevailing party against **RESPONDENT(S)**.

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

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

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

DONE AND ORDERED in Escambia County, Florida on this 25th day of
July, 2023.



Gregory Farrar
Special Magistrate
Office of Environmental Enforcement

120 days
3/22/2026

REDEEMED
1/14/2025

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

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

COMPLETE NOTARIZED FORM AND RETURN TO:

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

taxdeeds@escambiaclerk.com

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER:

032460

CERTIFICATE NUMBER:

03246

SALE DATE:

11/5/25

PROPERTY ADDRESS:

4911 Kinnear ave Pensacola FL 32506

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

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

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

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME:

Delaware Federal Protection LLC

CONTACT NAME, IF APPLICABLE:

Anthony Kaufman

MAILING ADDRESS:

PO Box 149717 Orlando FL 32814

TELEPHONE NUMBER:

(407) 462-9774

EMAIL ADDRESS:

AAHSASSISTANT@gmail.com

MAIL CHECK TO: (if different address)

I am one of the following:

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

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

Other: Describe other: Probate

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

MORTGAGE LIEN:

Book #

Page #

Amount due:

COURT JUDGMENT:

Book #

Page #

Amount due:

CONDO/HSA LIEN:

Book #

Page #

Amount due:

OTHER:

Describe other:

Amount due:

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

NATURE OF TITLE

DEED:

Book #

Page #

PROBATE ORDER:

Book #

Page #

OTHER:

Describe other:

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

Amount of surplus claimed: \$ 91,798.51

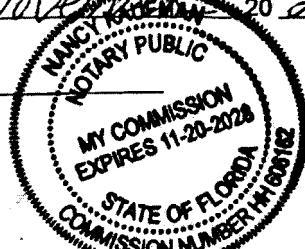
CLAIMANT SIGNATURE:

PRINTED NAME: Anthony Kaufman

TO BE COMPLETED BY A NOTARY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14 day of November 2025, by

Personally known Type of ID



NOTARY SIGNATURE:

PRINTED NAME: Nancy Kaufman

ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

COUNTY: Escambia TAX DEED NO: 03246 SALE DATE: 11/5/2025 SURPLUS: \$ 91,798.51

THIS AGREEMENT, made and entered into on this 4 day of November Month, 2025 between Winnifred Hodges owner / Title holder, ("ASSIGNOR"), whose current address is 520 Old Corry Field Road Pensacola Florida 32506 and Delaware Federal Protection LLC, ("ASSIGNEE"), whose address is 13330 West Colonial Dr, Unit 110 Winter Garden FL 34787 for and in consideration of the sum of 50% NET PROCEEDS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that he is the owner and or former owner named in the above styled tax deed case, and has not transferred, assigned, or otherwise given up any remainder interest in or to the proceeds / overage of said sale. Assignor has been informed by the assignee Delaware Federal Protection LLC that Surplus funds in the estimated amount of \$ may be due and owing to the assignor; and may be available for disbursement from the clerk of court, Escambia COUNTY, FLORIDA, as the result of the captioned Tax Deed Sale.

2. In executing this assignment agreement, Assignor has been informed by the assignee that:

2A. Assignee has the legal right to file a claim for the assignor's interest in the surplus/overage proceeds. Assignor grant, sells, and assigns, fully and non-revocable, to Assignee, Delaware Federal Protection LLC, or assigns, all rights, title and interest in and to all such surplus/overage funds currently held by the registry of the court, as may be due from the above referenced case.

2B Assignor was given the time and had the right an ability to consult with Legal Counsel PRIOR to executing this agreement and was advised to seek their own attorney's advice and has chosen NOT to obtain Legal counsel.

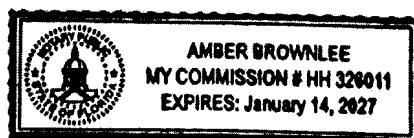
2C Assignee is NOT an attorney nor has given ANY legal advice is NOT licensed to practice law. If any litigation is needed, a licensed attorney will be hired.

3. This is a legal binding contract /Agreement signed by both parties. This contract can be assigned by Assignee only.

4. Assignor states that all information is true and correct under oath and under penalty of perjury

Winnifred Hodges
Owner/Assignor: Winnifred Hodges
THE FOREGOING instrument was acknowledged before me this 4th day of November 2025,
by Winnifred Hodges, who is personally known to me OR who has produced
FBI ID CARD
H322-841-82-930-0

STATE OF Florida
COUNTY OF Escambia



November 4, 2025

Name: Winnifred Hodges
Address: 4911 KINNEAR AVE Pensacola, FL, 32506
Phone: 448-239-8813
Email: kuinvestments@gmail.com

Re: Recovery of Unclaimed Funds (Florida)

Hi : Winnifred

Delaware Federal Protection LLC. (the "Company") is pleased to assist you with the recovery of unclaimed funds that potentially belong to you (the "Claim"). This engagement letter (the "Agreement") outlines the scope and terms of our services and your responsibilities.

1. **Services.** The Company agrees to provide the following services in connection with the Claim:
 - 1.1 **Identification of Claim.** We will perform the necessary research to identify the source and amount of your Claim.
 - 1.2 **Recovery and Expenses.** Company shall be responsible for "all" expenses and dedicate the labor required to recover your Claim on your behalf, including paying all legal expenses whether or not the claim is recovered.
2. **Your Responsibilities.** In connection with the recovery of the Claim, you agree to the following:
 - 2.1 **Authorization.** You authorize the Company to act as your exclusive agent for the recovery of the Claim.
 - 2.2 **Paperwork.** You agree to sign and return all documents required for recovery of the Claim to the Company promptly.
 - 2.3 **Cooperation.** By signing this agreement, you understand that Company has existing relationships with counsel within the state of your claim and you agree that these attorneys are authorized to represent you within the jurisdiction of the claim, should it be necessary. Additionally, if necessary, you will need to sign an agreement directly with Company's local counsel authorizing them to recover, receive and disburse your funds. As part of local Counsel's agreement with Company, Company agrees to pay all legal fees and costs. You agree to cooperate fully with all reasonable requests in the assistance of obtaining these funds on your behalf, whether the requests come from Company or Local Counsel. Delaware Federal Protection LLC., its employees, Affiliates and all associates and Winnifred Hodges hereby consent to the recording of all and any communications.

3. **Costs and Fees.**

- 3.1 **Costs.** Company shall be responsible for "ALL" costs associated with the recovery of the Claim whether recovered or not.
- 3.2 **Success Fee.** Upon successful recovery of any funds relating to your Claim, you agree Company is entitled to 50% as our fee. This shall apply whether Company/Attorney receive the check or if Claim receive the check. The party receiving the check shall send the other party their portion of the Claim within five (5) business days of receiving the Claim check and the funds clearing their bank.
- 3.3 **Governing Law and Venue.** This Agreement is to be governed by and construed in accordance with the laws of the state of Florida applicable to contracts made and without regard to the conflicts of laws principles thereof. Upon breach of this agreement, attorney's fees and costs for bringing a breach of contract action shall be included in the request for damages as a result of said breach.

If the terms of this letter are acceptable to you, please acknowledge by signing below and returning to our attention at the address above.

Very Truly Yours,

Mario Prisclandaro As Manager of Delaware Federal Protection LLC. Date: November 4,
2025

Agreed to and Accepted By:
Winnifred Hodges 11-4-2025

Seller: Winnifred Hodges, Date:

**ASSIGNMENT OF INTEREST AND ASSIGNMENT OF EXPECTANCY IN ESTATE
OF Estate of Sonya Wheelus)AND AGREEMENT TO CONVEY FUTURE
INTEREST IN REAL PROPERTY**

I. INTENT OF CONTRACT

The undersigned parties, Winnifred Hedges ("Sellers") and Delaware Federal Protection LLC, ("Buyer"), (collectively the "Parties") desire to create a binding contract (hereinafter the "Agreement") whereby Sellers in exchange for valuable consideration received agrees to convey their current legal interest, expectancy interest and any and all other legal interests that they now have or will have from the estate of OF Estate of Sonya Wheelus in a certain parcel of real property in Escambia County Florida described as:

LEGAL DESCRPITION Lot 12 and the West 15 feet of Lot 13, Block 4, Fourth Addition to Pinehurst Subdivision, according to the map or plat thereof as recorded in Plat Book 3, Page 16, Public Records of Escambia County, Florida..

More commonly referred to as **4911 Kinnear Avenue Pensacola, FL 32506**

Parcel ID# **342S301264120004**

14.

(Hereinafter referred to as the "Property") to Delaware Federal Protection LLC and agrees to also execute a Quitclaim deed in the future to convey all of their legal interests in the Property to Delaware Federal protection LLC

II. REPRESENTATIONS AND WARRANTIES

Sellers make no representations or warranties to Delaware Federal Protection LLC regarding the condition of the Property. Sellers through this document are assigning their future interest in the Property that they expect to receive from the Estate of Estate of Sonya Wheelus and they are agreeing to convey the legal interest in the Property only.

III. NO PRIOR OR FUTURE ASSIGNMENTS

W H

Sellers

Page 1 of 4

OK

Trust

Sellers represent that they have not previously assigned their expectancy interest in the Property to any other entity or individual and shall refrain from doing so in exchange for the valuable consideration addressed in this document.

IV. CONSIDERATION AND MUTUAL PROMISES

The parties acknowledge that in exchange for the execution of this Assignment and Agreement to Convey Future Interest in Real Property and a subsequent Quit Claim deed by Sellers transferring their legal interest to Delaware Federal Protection LLC, Delaware Federal Protection LLC has agreed to pay the seller 50% net proceeds upon the sale of the property, or any surplus proceeds. The parties acknowledge and agree that this consideration is valid and intend to bind each other through these mutual promises.

V. COOPERATION

The Parties agree to cooperate fully, to execute any and all supplementary or corrective documents, and to take all additional actions that may be reasonably necessary or appropriate to give full force and effect to the terms and intent of this Agreement, which are not inconsistent with the terms herein.

VI. BREACH OF THIS AGREEMENT

Each party to this agreement shall undertake in good faith all efforts necessary in order to fulfill the intent of this agreement. Delaware Federal Protection LLC shall make payment for all applicable probate fees. Sellers shall promptly execute this Assignment and Agreement to Convey Real Property and shall in the future promptly execute all required probate documents to obtain their interest in the Property so as to convey the same immediately to Buyer. Finally, after obtaining title to the Property through Probate, Sellers agree to promptly execute a Quit Claim deed and any other required documents to transfer their interest in the Property to Delaware Federal Protection LLC. The Seller agrees to the remedy of specific performance and acknowledges through this agreement that Seller is in exchange for the valuable consideration identified above has conveyed all Seller's legal interests in the Property.

The failure of either the Sellers or the Buyer to fulfil the obligations identified above shall be construed as a breach of this agreement. In the event of a breach of this agreement, the complaining party shall submit via US Certified mail, notice of the alleged breach, and provide the other party with a seven (7) day period to cure any alleged breach.

In the event that litigation shall become necessary to enforce a breach of this agreement the parties agree that the venue for the litigation shall be Escambia County Florida. Further the parties also agree that the prevailing party in any such litigation shall be entitled to the recovery attorney fees and costs.

VII. MISCELLANEOUS

W.H

Sellers

Page 2 of 4

AK
Trust

- A. The foregoing constitutes the entire agreement among the Parties with regard to the subject matter hereof and may not be modified or amended except in writing signed by all parties hereto.
- B. This Agreement shall be binding upon and ensure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors and assigns and upon any corporation or other entity into with which any Party hereto may merge or consolidate.
- C. The Parties agree that the contents of this Agreement constitute the complete understanding of the Parties and may not be changed or terminated absent a writing evincing the same and executed by all parties.
- D. Should a Court determine that any portion of this agreement is unenforceable, such provision shall be deemed severable from the remainder of the Agreement.
- E. Captions, paragraph and subparagraph designations, and section headings are included in this Agreement for convenience only, and in no way do they define, limit, construe or describe the scope or intent of the respective parts of this Agreement. To the extent the captions conflict with any substantive provisions of this Agreement, they are to be disregarded.
- F. This agreement is intended to serve as the complete and total agreement between the parties regarding their respective interests in the Property.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURE PAGE FOLLOWS]

W.H.
Sellers

Page 3 of 4

AGL
Trust

Winnifred Hodge

11-4-2025

Winnifred Hodge Date



11/12/25

Anthony Kaufman as manager of Delaware Federal Protection LLC

Date

W.H
Sellers

Page 4 of 4

AK
Trust

Mylinda Johnson (COC)

From: Nancy Kaufman <aahsassistant@gmail.com>
Sent: Monday, November 17, 2025 4:46 PM
To: Mylinda Johnson (COC)
Cc: Emily Hogg (COC); Shannon Suarez (COC)
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Certificate # 2023/3246

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.

Good evening,

I will get a different notary and a new claim form done, As soon as I have that I will send it over.

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com
Direct: 631-662-9774
Office: 407-990-1441

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On Nov 17, 2025, at 12:21 PM, Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

I see you notarized the claim from for Anthony Kaufman. What is your relationship to him?

In Florida notaries are prohibited from notarizing documents for immediate family members, so I wanted to clarify.

Thanks,
Mylinda

mage001.jpg>

Mylinda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

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

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

From: Nancy Kaufman <aahsassistant@gmail.com>
Sent: Monday, November 17, 2025 10:32 AM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Certificate # 2023/3246

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.

Great thank you for the clarification, I am working on the other heirs and will send over asap.

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com
Direct: 631-662-9774
Office: 407-990-1441

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On Nov 17, 2025, at 9:09 AM, Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

The balance of surplus funds is as follows.

\$91,798.51

(\$17,098.00) Code Enforcement lien (\$24.00 recording fees, \$250.00 court costs,

\$764.00 abatement costs, \$16,060.00 daily fines)

(\$26.70) postage final notices

\$74,673.81 Balance of surplus funds

mage001.jpg>

Mylinda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court

& Comptroller

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

www.EscambiaClerk.com

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

From: Nancy Kaufman <aahsassistant@gmail.com>
Sent: Friday, November 14, 2025 4:04 PM

To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: [EXTERNAL]Re: [EXTERNAL]Re: [EXTERNAL]Certificate # 2023/3246

.....

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

.....

Good afternoon, below is a claim for one of the heirs, I will work on the others and send as soon as possible

<image002.png>
<image003.jpg>

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com
Direct: 631-662-9774
Office: 407-990-1441

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On Nov 13, 2025, at 1:16 PM, Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Code Enforcement hasn't responded yet, but from what I calculate I believe the lien will be as follows, unless there are some abatement costs that I'm not aware of until they respond.

Court Costs \$250.00
Recording Fees \$24.00
Daily fines \$16,060.00

Total \$16,334.00

mage001.jpg> **Mylinda Johnson**
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

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

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

From: Mylinda Johnson (COC)
Sent: Thursday, November 13, 2025 10:10 AM
To: Nancy Kaufman <aahsassistant@gmail.com>
Cc: Emily Hogg (COC) <EHOOGG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: RE: [EXTERNAL]Re: [EXTERNAL]Certificate # 2023/3246

Let me see if I can get some information from Code Enforcement and I'll get back with you.

mage001.jpg> **Mylinda Johnson**
Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
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Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Nancy Kaufman <aahsassistant@gmail.com>
Sent: Thursday, November 13, 2025 9:57 AM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOOG@escambiaclerk.com>; Shannon Suarez (COC) <SSuarez@escambiaclerk.com>
Subject: [EXTERNAL]Re: [EXTERNAL]Certificate # 2023/3246

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Thank you for the information, Are you able to let me know once you process the liens? I ask because we need to make sure it would be worth paying for probate since I do know sometimes the liens can take up most of the funds.

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com
Direct: 631-662-9774
Office: 407-990-1441

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On Nov 13, 2025, at 8:48 AM, Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Good morning,

The balance of surplus funds is currently \$91,798.51, but I haven't processed government liens yet. You will need to send three separate claim forms along with photo IDs.

Please send the claim forms as soon as you have them, then we will wait for the final probate order for disbursement.

Thanks,
Mylinda

mage001.jpg>

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

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

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

From: Nancy Kaufman <aahsassistant@gmail.com>
Sent: Wednesday, November 12, 2025 5:22 PM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOOG@escambiaclerk.com>
Subject: [EXTERNAL]Certificate # 2023/3246

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Good evening,

I was trying to find out what the surplus amount was? Also can you provide me with a claim form? Also I have 3 heirs who signed with us do I have to do a separate claim for each person who can I send one with all the documents? Also we will be starting probate, so I have to wait to send my claim in or can I send it and once probate is done send you the signed docs?

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com
Direct: 631-662-9774
Office: 407-990-1441

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On Jun 25, 2025, at 12:04 PM,
Mylinda Johnson (COC)
<MJOHNSON@escambiaclerk.com>
wrote:

Yes, the mortgage company was paid.

mage001.jpg>

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

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

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

From: Nancy Kaufman
<aahsassistant@gmail.com>
Sent: Wednesday, June 25, 2025 10:57
AM
To: Mylinda Johnson (COC)
<MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC)
<EHOOGG@escambiaclerk.com>
Subject: [EXTERNAL]Re: [EXTERNAL]Tax
deed #04122 (Thomas and Regina
Murphy)

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

Good morning,

I know you sent me an email the
mortgage company put a claim in,
I just want to confirm they are
receiving the surplus funds?

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gmail.com
Direct: 631-662-9774
Office: 407-990-1441

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On Mar 3, 2025, at
3:13 PM, Mylinda
Johnson (COC)

<[MJOHNSON@esca
mbiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>

wrote:

,Just an FYI – regarding
the Tax Deed surplus
claim for Regina and
Thomas Murphy

We received a claim
from PNC Bank, the
mortgage holder, and
a claim from OneMain
Financial, a junior
lienholder.
The mortgage
company is claiming
\$94,811.48.

Thanks,
Mylinda

mage001.jpg>

Mylinda Johnson

Operations Supervisor
850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
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Florida law, written
communication to or
from the Escambia
County Clerk's
Office
may be
subject to public
records disclosure.*

From: Nancy Kaufman
<aahsassistant@gmail.com>
Sent: Thursday, January
23, 2025 10:05 AM
To: COC TaxDeeds
<TaxDeeds@escambiaclerk.com>

erk.com>
Subject: [EXTERNAL]Tax
deed #04122

WARNING! This email originated from an outside network. **DO NOT** open attachments from senders you do not recognize. If you do not recognize the sender and know the content is safe, **DO NOT** open the email.

Good morning,

Can you please
confirm you
received my claim
from AAHS of Florida
Trust?

Thank you,

Nancy Kaufman
GM Assistant
AAHS Real Estate
aahsassistant@gma il.com
Direct: 631-662-
9774
Office: 407-990-
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received this e-
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sender and delete
this
message immediate
ly from your
computer.
Any other use,
retention, dissemina
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or copying of this e-
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CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

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

COMPLETE NOTARIZED FORM AND RETURN TO:

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

Clerk Contact Number: 850-595-4813

1. TAX DEED CASE INFORMATION

TAX DEED ACCOUNT NUMBER: 03246

CERTIFICATE NUMBER: 03246

SALE DATE: 11/5/25

PROPERTY ADDRESS: 4911 Kinneur Ave Pensacola FL 32506

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

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

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

2. CLAIMANT'S INFORMATION

CLAIMANT'S NAME: Anthony Kaufman

CONTACT NAME, IF APPLICABLE:

MAILING ADDRESS: PO Box 149717 Orlando FL 32814

TELEPHONE NUMBER: (631-6662-9774)

EMAIL ADDRESS: PAHS ASSISTANT@gmail.com

MAIL CHECK TO: (if different address)

I am one of the following:

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

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

Other: Probate

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

MORTGAGE LIEN:

Book # _____ Page # _____ Amount due: _____

COURT JUDGMENT:

Book # _____ Page # _____ Amount due: _____

CONDO/HSA LIEN:

Book # _____ Page # _____ Amount due: _____

OTHER: _____ Describe other: _____ Amount due: _____

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

NATURE OF TITLE

DEED: Book # _____ Page # _____

PROBATE ORDER: Book # _____ Page # _____

OTHER: _____ Describe other: _____

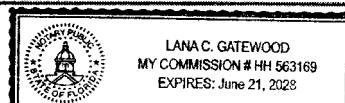
**I hereby swear under oath and under penalty of perjury that all of the above information is true and correct.

CLAIMANT SIGNATURE: Cl

Amount of surplus claimed: \$ 74,103.81

PRINTED NAME: Anthony Kaufman

TO BE COMPLETED BY A NOTARY



STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization this 21ST day of NOVEMBER, 2025, by ANTHONY KAUFMAN

NOTARY SIGNATURE: Lana C Gatewood
PRINTED NAME: LANA C GATEWOOD

Personally known Type of ID DRIVER'S LIC