

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

1125-68

					Control of the Control		1100 00	
Part 1: Tax Deed	Application Infon	mation		251				
Applicant Name Applicant Address				Application date		Apr 21, 2025		
Property BURT RYAN LEE BURT ASHLEY 6397 COTTON RD PENSACOLA, FL 32526			Certific	cate #	2023 / 4124			
6397 COTTON RD 09-1869-500			Date o	ertificate issued	06/01/2023			
Part 2: Certificat	es Owned by App	licant and	d Filed w	th Tax Deed	Applic	ation 4 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
Column 1 Certificate Number	Columi er Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/4124	06/01/20	023		2,928.81		146.44	3,075.25	
						→Part 2: Total*	3,075.25	
Part 3: Other Cer	rtificates Redeeme	d by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	nount of Tay Collector's Fee		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/4288	06/01/2024		3,520.40		6.25 242.03		3,768.68	
					•	Part 3: Total*	3,768.68	
Part 4: Tax Colle	ector Certified Am	ounts (L)	ines 1-7)		多年 基		Total organic	
1. Cost of all cert	ificates in applicant's	possessio	n and othe			by applicant Parts 2 + 3 above)	6,843.93	
2. Delinquent tax	es paid by the applica	ant					0.00	
3. Current taxes	paid by the applicant						3,258.20	
4. Property inform	nation 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.					Tota	I Paid (Lines 1-6)	10,477.13	
	nformation is true and				y informa	ation report fee, ar	nd tax collector's fees	
	a					Escambia, Florid	а	
Sign here: Sign	ature, Tax Collector or Desi	anee			Da	te <u>April 24th, 2</u>	2025_	
Signi	Jan Collector of Desi	3.,00						

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

ran	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 h	ere: Date of sale11/05/2025 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

Application Number: 2500460

To: Tax Collector of ESCAN	MBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 hold the listed tax certificate and		same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
09-1869-500	2023/4124	06-01-2023	LT 3 BLK 3 BELLVIEW HEIGHTS PB 1 P 27 OR 4139 P 1939 OR 4332 P 85 OR 8824 P 387
Sheriff's costs, if applic	g tax certificates plus omitted taxes, plus in fees, property informa cable.	nterest covering thation report costs, (
Electronic signature on file KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-	1540	· · · · · · · · · · · · · · · · · · ·	04-21-2025 Application Date
Annlicant's	s signature		



Gary "Bubba" Peters Escambia County Property Appraiser

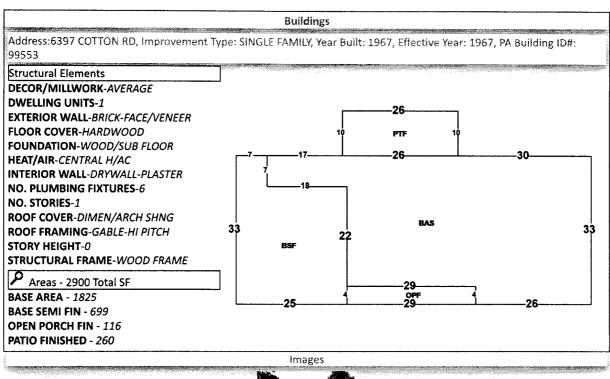
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

	Account O Parcel ID		1				
General Informa	1780		Assess		95		Contract of the Contract of th
Parcel ID:	3915313100030003		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	091869500		2024	\$48,150	\$186,739	\$234,889	\$234,88
Owners:	BURT RYAN LEE BURT AS	SHLEY	2023	\$48,150	\$181,876	\$230,026	\$230,02
Mail:	6397 COTTON RD PENSACOLA, FL 32526		2022	\$48,150	\$162,347	\$210,497	\$172,57
itus:	6397 COTTON RD 32526	_	ļ		Disclaim	er	
Jse Code:	SINGLE FAMILY RESID)			Tax Estima	ator	
Taxing Authority:	COUNTY MSTU			C	hange of A	ddress	
Tax Inquiry:	Open Tax Inquiry Windo	<u>ow</u>					
ax Inquiry link Scambia Count	courtesy of Scott Lunsford ty Tax Collector			File fo	r Exemptio	n(s) Online	
				Rep	oort Storm	<u>Damage</u>	
iales Data Typ	e List: 👂		2024 0	ertified Roll	Exemptions		
Sale Date Bo		Aulti Parcel Records	None		String.	or an adjustment of the second	- Salaran Sala
09/22/2022 88	73 1297 \$210,000 WD	N []					
07/18/2022 88	24 387 \$100 OT	Y 🖒	Legal	Description			/4//
02/1998 43		N D	Commence of the Commence of th	CONTRACTOR OF THE PROPERTY OF	V HEIGHTS PE	3 1 P 27 OR 8	873 P 129
·	01 79 \$75,000 WD	N C		5 50001101			
11/1986 23	06 493 \$100 WD	N D					WYO WOOD
07/1986 22	44 443 \$100 QC	N D		eatures GARAGE			
	Inquiry courtesy of Pam C		IVIETAL	GARAGE			
Escambia Coun	ty Clerk of the Circuit Cour	t and Comptroller					
Parcel Informat	ion					Launch Inte	eractive N
						Colonia de April	Market
ection Nap Id: 9-15-31-2	+						
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oned: 🔎							150 GB
vacuation Flood							7
nformation pen eport							
	View Florida Departmer	-					



10/31/2023 12:00:00 AM

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

Last Updated:05/15/2025 (tc.4789)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025036085 5/16/2025 10:39 AM
OFF REC BK: 9318 PG: 1526 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04124, 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 3 BLK 3 BELLVIEW HEIGHTS PB 1 P 27 OR 4139 P 1939 OR 4332 P 85 OR 8824 P 387

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091869500 (1125-68)

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

RYAN LEE BURT and ASHLEY BURT

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.

COUNTY

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 REPO	THE ATTACHED REPORT IS ISSUED TO:						
SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR							
TAX ACCOUNT #:	09-1869-500	_ CERTIFICATE #: _	2023-4	124			
REPORT IS LIMITED T	TITLE INSURANCE. TH FO THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED E	BY NAME IN TH	E PROPERTY			
listing of the owner(s) of tax information and a list	pared in accordance with the frecord of the land describe ting and copies of all open in the Official Record Book ge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinquetgages, judgments	ent ad valorem s and			
and mineral or any subsu	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:	July 11, 2005 to and inclu	ding July 11, 2025	_ Abstractor:	Ben Murzin			
BY							
Melalphel							

Michael A. Campbell, As President

Dated: August 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

August 12, 2025

Tax Account #: 09-1869-500

1. The Grantee(s) of the last deed(s) of record is/are: RYAN BURT AND ASHLEY LEE-BURT

By Virtue of Warranty Deed recorded 10/12/2022 in OR 8873/1297

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

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

Tax Account #: 09-1869-500 Assessed Value: \$234,889.00

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

CERTIFICA	TION.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HOIN.	INVIE		VINIALION	INCI ON I	TUNIDA

TAX DEED SALE DATE:		ATE: OCT 1, 2025			
TAX ACCOUNT #:		09-1869-500			
CERT	TIFICATE #:	2023-4124			
those	persons, firms, a	ection 197.522, Florida Statutes, the following is a list of names and addresses of and/or agencies having legal interest in or claim against the above-described referenced tax sale certificate is being submitted as proper notification of tax deed			
YES NO ☐ ☑ Notify City of Pensacola, P.O. Box 12910, 32521 ☐ ☑ Notify Escambia County, 190 Governmental Center, 32502 ☐ ☐ ☐ ☐ Homestead for 2024 tax year.					
DVAN	IDIDT				

RYAN BURT ASHLEY LEE-BURT 6397 COTTON RD PENSACOLA FL 32526

Certified and delivered to Escambia County Tax Collector, this 12th day of July 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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 12, 2025 Tax Account #:09-1869-500

LEGAL DESCRIPTION EXHIBIT "A"

LT 3 BLK 3 BELLVIEW HEIGHTS PB 1 P 27 OR 4139 P 1939 OR 4332 P 85 OR 8824 P 387

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-1869-500(1125-68)

Recorded in Public Records 10/12/2022 1:03 PM OR Book 8873 Page 1297, Instrument #2022101708, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00 Deed Stamps \$1,470.00

> THIS INSTRUMENT PREPARED BY AND RETURN TO: Patricia Snellgrove
> Surety Land Title of Florida, LLC
> 2600 N. 12th Avenue
> PENSACOLA, FL 32503 Property Appraisers Parcel Identification (Folio) Number: 39-1S-31-3100-030-003

WADDANTV DEED

WARRAN	IY DEI	ED .
	IE FOR RECORDING DATA	
Personal Representative of the Estate of Jorge L. Man and **ANNO XEMK **husband and wife, whose post of the reinafter called the Grantees: *Ashley Lee-B (Wherever used herein the terms "grantor" and "grantee" is representatives and assigns of individuals, and the successors	fice address is 6397 (Burt ### include all the parties t	Cotton Rd, Pensacola, FL 32526, o this instrument and the heirs, legal
WITNESSETH: That the grantor, for and in or Dollars and other valuable considerations, receipt where aliens, remises, releases, conveys and confirms unto a County, State of Florida, viz.:	eof is hereby acknowle	dged, hereby grants, bargains, sells,
Lot 3, Block 3, Bellview Heights, according to the the Public Records of Escambia County, Florida.	Plat thereof, recorde	d in Plat Book 1, Page(s) 27, of
Subject to easements, restrictions and reservat thereafter.	ions of record and	taxes for the year 2022 and
The property described herein is not the constituti	ional homestead of the	e grantor.
TOGETHER, with all the tenements, hereditament appertaining.	s and appurtenances	thereto belonging or in anywise
TO HAVE AND TO HOLD, the same in fee simple for	ever.	
AND, the grantor hereby covenants with said grantees the that the grantor has good right and lawful authority to said land and will defend the same against the lawful clof all encumbrances, except taxes accruing subsequent to	sell and convey said la aims of all persons wh	ind, and hereby warrants the title to
IN WITNESS WHEREOF, the said grantor has signed written.	ed and sealed these pr	esents the day and year first above
Signed, sealed and delivered in the presence of:		_
Witness #1 Signature Witness #1 Printed Name Witness #2 Signature Atricia A Snell grove Witness #2 Printed Name		Manrique as Personal Representative te of Jorge L. Manrique, Deceased
STATE OF FLORIDA COUNTY OF ESCAMBIA		
The foregoing instrument was acknowledged before notarization this 22 day of Septems. Representative of the Estate of Jorge L. Manrique, De day of as identification.	りてい 、2022 b	y Joaquin Manrique as Personal
PATRICIA SNELLGROVE SEAMCOMMISSION # GG302872 EXPIRES: APRIL 10, 2023 Notary Public-State of Florida	Notary Public	IL
My Commission Expires:		
File No.: 2205894P	Printed Notary N	ame

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04124 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:

RYAN BURT	ASHLEY LEE-BURT
6397 COTTON RD	6397 COTTON RD
PENSACOLA, FL 32526	PENSACOLA, FL 32526

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

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

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TAX ACCOUNT NUMBER 091869500 (1125-68)

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

RYAN BURT and ASHLEY LEE-BURT

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

S SOUNTY, THE

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Post Property:

6397 COTTON RD 32526

S COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

RYAN BURT 6397 COTTON RD PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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Personal Services:

ASHLEY LEE-BURT 6397 COTTON RD PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 1125-68

Document Number: ECSO25CIV041059NON

Agency Number: 25-009963

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04124 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: RYAN BURT AND ASHLEY LEE-BURT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/26/2025 at 8:44 AM and served same on RYAN BURT , at 1:15 PM on 10/2/2025 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

A. DUDA, CPS

Service Fee:

\$40.00

Receipt No:

BILL

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. 04124, 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 3 BLK 3 BELLVIEW HEIGHTS PB 1 P 27 OR 4139 P 1939 OR 4332 P 85 OR 8824 P 387

SECTION 39, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091869500 (1125-68)

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

RYAN BURT and ASHLEY LEE-BURT

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

Personal Services:

RYAN BURT 6397 COTTON RD PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 25-009964

1125-68

Document Number: ECSO25CIV041060NON

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 04124 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: RYAN BURT AND ASHLEY LEE-BURT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Substitute

Received this Writ on 9/26/2025 at 8:44 AM and served same on ASHLEY LEE-BURT , in ESCAMBIA COUNTY, FLORIDA, at 1:15 PM on 10/2/2025 by leaving a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me, at the within named individual's usual place of abode, with a person residing therein who is 15 years of age, or older, to wit: RYAN BURT, HUSBAND, as a member of the household and informing said person of their contents.

CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

Bv:

A. DUDA, CPS

Service Fee: Receipt No: \$40.00 BILL

Printed By: CNMORTON

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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

Personal Services:

ASHLEY LEE-BURT 6397 COTTON RD PENSACOLA, FL 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV041040NON

Agency Number: 25-010006

1125-68

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT# 04124 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: RYAN BURT AND ASHLEY LEE-BURT

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/26/2025 at 8:46 AM and served same at 1:15 PM on 10/2/2025 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

A. DUDA, CPS

, ——

\$40.00

Service Fee: Receipt No:

BILL

Printed By: CNMORTON

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.

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RYAN BURT and ASHLEY LEE-BURT

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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.

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Post Property:

6397 COTTON RD 32526

COMPTROL E

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

RYAN BURT [1125-68] 6397 COTTON RD PENSACOLA, FL 32526 ASHLEY LEE-BURT [1125-68] 6397 COTTON RD PENSACOLA, FL 32526

9171 9690 0935 0127 1924 87

9171 9690 0935 0127 1924 94

Contact



Scott Lunsford, CFC · Escambia County Tax Collector

EscambiaTaxCollector.com



2025

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments MILLAGE CODE **ESCROW CODE PROPERTY REFERENCE NUMBER** CCOUNT NUMBER

06 PROPERTY ADDRESS: 391S313100030003

BURT RYAN LEE BURT ASHLEY 6397 COTTON RD PENSACOLA, FL 32526

09-1869-500

6397 COTTON RD

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED		
COUNTY	6.6000	245,289	0	245,289	1,618.91		
PUBLIC SCHOOLS							
BY LOCAL BOARD	2.2480	245,289	0	245,289	551.41		
BY STATE LAW	3.1110	245,289	0	245,289	763.09		
WATER MANAGEMENT	0.0207	245,289	0	245,289	5.08		
SHERIFF	0.6850	245,289	0	245,289	168.02		
M.S.T.U. LIBRARY	0.3590	245,289	0	245,289	88.06		
ESCAMBIA CHILDRENS TRUST	0.3798	245,289	0	245,289	93.16		

TOTAL MILLAGE 13.4035 **AD VALOREM TAXES \$3,287.73**

LEGAL DE	SCRIPTION		NON-	AD VALOF	REM ASSESSMEN	TS	
17.2 DVV 2 DSUV (FEW 145	ICUTC DO 1 D 27 OD 0072 D	TAXING AUTHORI	ΤY		RATE		AMOUNT
LT 3 BLK 3 BELLVIEW HEIGHTS PB 1 P 27 OR 8873 1297		FP FIRE PROTECTION					226.78
Pay online at EscambiaTax Payments must be in U.S. funds drawn					DN-AD VALOREM ASSI		\$226.78 \$3,514.51
If Paid By Please Pay	Nov 30, 2025 \$3,373.93	Dec 31, 2025 \$3,409.07		31, 2026 ,444 .22	Feb 28, 2026 \$3,479.36	1 .	1, 2026 14.51

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

PRIOR YEAR(S) TAXES OUTSTANDING

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

PAY ONLY ON	IE AMOUNT
AMOUNT IF PAID BY	Nov 30, 2025 3,373.93
AMOUNT IF PAID BY	Dec 31, 2025 3,409.07
AMOUNT IF PAID BY	Jan 31, 2026 3,444.22
AMOUNT IF PAID BY	Feb 28, 2026 3,479.36
AMOUNT IF PAID BY	Mar 31, 2026 3,514.51

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER 09-1869-500 PROPERTY ADDRESS 6397 COTTON RD

BURT RYAN LEE BURT ASHLEY 6397 COTTON RD PENSACOLA, FL 32526



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** The Escambia Sun Press, a weekly published (Warrington) Pensacola in Escambia County, at advertisement. Florida; that the attached copy of being TAX DEED SALE NOTICE in the matter of

DATE - 11-05-2025 - TAX CERTIFICATE #'S 04124

CIRCUIT in the 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, 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 09:43:58 -05'00'

PUBLISHER

Sworn to and subscribed before me this 23RD day of **OCTOBER**

A.D., 2025

Parther Tuttle

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle Date: 2025.10.23 09:44:10 -05'00'

HEATHER TUTTLE NOTARY PUBLIC



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

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Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 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 CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA (SEAL) By: Emily Hogg Deputy Clerk

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

