



# 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

1023.28

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 17, 2023
Property description	THORNTON MICHAEL JAMES PERRY ALEXANDER KAREN CHARLENE EST OF 11 TREADWAY ST SAVANNAH, GA 31407 1417 POPPY AVE 08-0145-000 W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 79 (Full legal attached.)	Certificate #	2021 / 3166
		Date certificate issued	06/01/2021

## 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)
# 2021/3166	06/01/2021	1,057.31	52.87	1,110.18
→Part 2: Total*				1,110.18

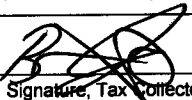
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# 2022/3426	06/01/2022	1,156.56	6.25	57.83	1,220.64
Part 3: Total*					1,220.64

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,330.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,174.69
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,880.51

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  
Date May 1st, 2023

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/04/2023</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS** 16.25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300124

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
08-0145-000	2021/3166	06-01-2021	W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.


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

04-17-2023  
Application Date

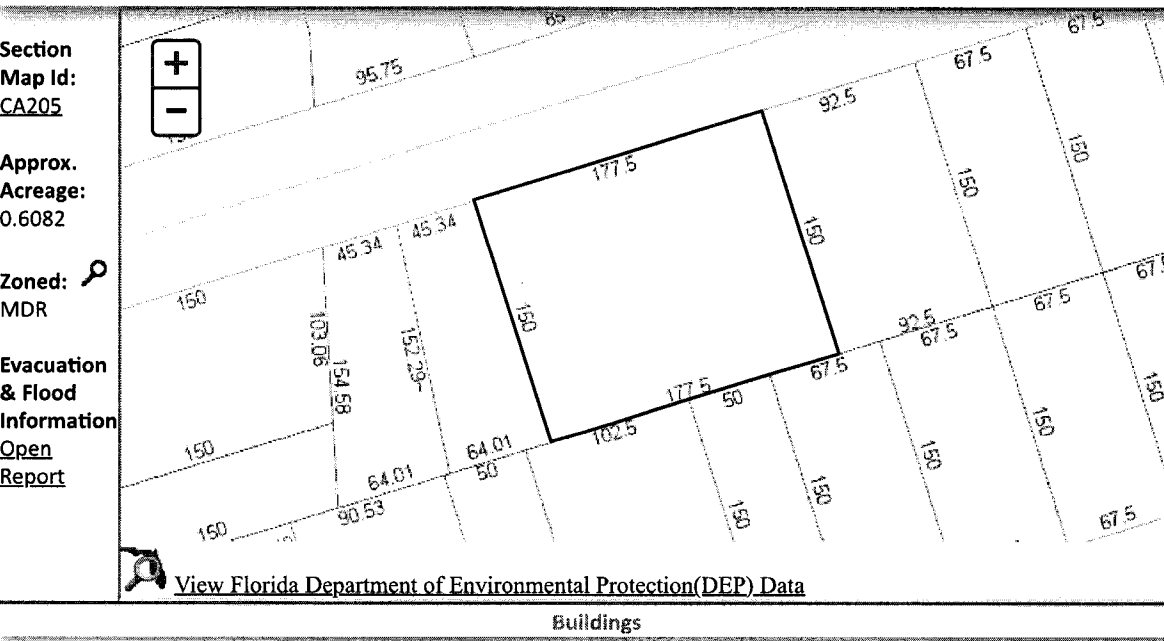
\_\_\_\_\_  
Applicant's signature


Section  
Map Id:  
CA205

Approx.  
Acreage:  
0.6082

Zoned:   
MDR

Evacuation  
& Flood  
Information  
Open  
Report



 View Florida Department of Environmental Protection(DEP) Data

Buildings



Address: 1417 POPPY AVE, Year Built: 1940, Effective Year: 1940, PA Building ID#: 86629

**Structural Elements**

**DECOR/MILLWORK-AVERAGE**

**DWELLING UNITS-1**

**EXTERIOR WALL-SIDING-BLW.AVG.**

**FLOOR COVER-HARDWOOD/PARQET**

**FOUNDATION-WOOD/SUB FLOOR**

**HEAT/AIR-CENTRAL H/AC**

**INTERIOR WALL-DRYWALL-PLASTER**

**NO. PLUMBING FIXTURES-3**


**NO. STORIES-1**

**ROOF COVER-COMPOSITION SHG**

**ROOF FRAMING-GABLE-HI PITCH**

**STORY HEIGHT-0**

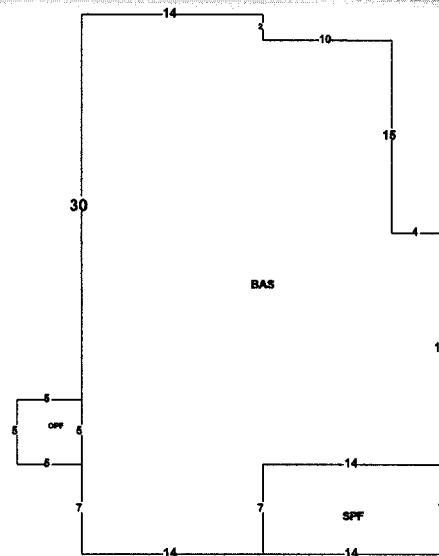
**STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1113 Total SF

**BASE AREA - 990**

**OPEN PORCH FIN - 25**

**SCRN PORCH FIN - 98**



**Images**



6/27/2022 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: 05/03/2023 (tc.3470)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03166**, issued the **1st day of June, A.D., 2021** 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:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 080145000 (1023-28)**

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

**MICHAEL JAMES PERRY THORNTON and EST OF KAREN CHARLENE ALEXANDER**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **4th day of October 2023**.

Dated this 5th day of May 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 08-0145-000 CERTIFICATE #: 2021-3166

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: July 12, 2003 to and including July 12, 2023 Abstractor: Stacie Wright

BY

Michael A. Campbell,  
As President  
Dated: July 17, 2023

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

July 17, 2023

Tax Account #: **08-0145-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MICHAEL JAMES PERRY THORNTON AND KAREN CHARLENE ALEXANDER**

**By Virtue of Order Determining Homestead Real Estate recorded 8/31/2018 in OR 7960/302**  
**ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR KAREN CHARLENE ALEXANDER 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. **Lien in favor of Escambia County Community Development Block Grant Program filed 5/1/2014 OR 7164/1290**
  - b. **Lien in favor of Emerald Coast Utilities Authority filed 7/19/2017 OR 7747/500**

4. Taxes:

**Taxes for the year(s) 2020-2022 are delinquent.**

**Tax Account #: 08-0145-000**

**Assessed Value: \$71,606.00**

**Exemptions: NONE**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: TITLE SEARCH FOR TDA**

<b>TAX DEED SALE DATE:</b>	<u>OCT 4, 2023</u>
<b>TAX ACCOUNT #:</b>	<u>08-0145-000</u>
<b>CERTIFICATE #:</b>	<u>2021-3166</u>

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**MICHAEL JAMES PERRY THORNTON**  
**KAREN CHARLENE ALEXANDER**  
**11 TREADWAY ST**  
**SAVANNAH, GA 31407**

**MICHAEL JAMES PERRY THORNTON**  
**KAREN CHARLENE ALEXANDER**  
**1417 POPPY AVE**  
**PENSACOLA, FL 32507**

**ESCAMBIA COUNTY COMMUNITY**  
**DEVELOPMENT BLOCK GRANT PROGRAM**  
**PO BOX 18178**  
**PENSACOLA, FL 32523-8178**

**EMERALD COAST UTILITES AUTHORITY**  
**9255 STURDEVANT STREET**  
**PENSACOLA, FL 32514-0311**

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of July, 2023.**

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**July 17, 2023**

**Tax Account #:08-0145-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**W 43 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA  
205 OR 7960 P 302/306**

**SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 08-0145-000(1023-28)**

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

Filing # 77143380 E-Filed 08/28/2018 05:20:13 PM

IN THE CIRCUIT COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

In Re The Estate Of:  
ELSIE OLA THORNTON

File No. 2018 CP 000722

**ORDER OF SUMMARY ADMINISTRATION**

On the petition of Michael James Perry Thornton, Douglas Scott Hansen, David Christopher Hansen, and Kristi Foster for Summary Administration on the estate of Elsie Ola Thornton, deceased, the court finding that the decedent died on the 2<sup>nd</sup> day of November, 2016, that the material allegations of the petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is ADJUDGED as follows:

1. That there be immediate distribution of following property as follows:
  - A. To Michael James Thornton and Karen Charlene Alexander in equal shares, share and share alike, the homestead property described as follows:

W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO  
VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 2637 P  
400 CA 205, Parcel ID No. 502S305000008004 a/k/a  
1417 Poppy Avenue, Pensacola, FL 32507, Escambia  
County Property Appraiser's Account No.  
080145000, located in Escambia County, Florida.

ADJUDGED FURTHER that those to whom specified parts of the Decedent's estate are assigned by this order shall be entitled to receive and collect the same and to maintain actions to enforce the right.

ADJUDGED FURTHER that debtors of the decedent, those holding Property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this order by paying, delivering, or transferring to those specified above the parts of the decedent's estate assigned to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

DONE AND ORDERED in Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE JENNIE KINSEY in 2018 CP 000722  
on 08/28/2018 15:04:00 yW9MB0kX

Conformed copy to:  
STEPHEN M. GUTTMANN, Esquire

Filing # 77143381 E-Filed 08/28/2018 05:20:15 PM

**IN THE CIRCUIT COURT FOR ESCAMBIA COUNTY, FLORIDA  
PROBATE DIVISION**

In Re: The Estate Of  
ELSIE OLA THORNTON,  
Deceased

File Number: 2018 CP 000722

**ORDER DETERMINING HOMESTEAD REAL ESTATE**

On the petition of Michael James Perry Thornton, Douglas Scott Hansen, David Christopher Hansen, and Kristi Foster for an order determining the homestead of the above decedent, the court finding that all interested persons have been served proper notice of hearing, or have waived notice thereof; that the material allegations of the petition are true; that the decedent was domiciled in ESCAMBIA County, Florida, at the time of death; that the decedent was not survived by a surviving spouse but was survived by lineal descendants, and that at the time of the decedent's death the decedent owned certain real property as the decedent's residence; it is ADJUDGED that the following-described property:

W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P  
31/53 SEC 50/51 T 2S R 30 OR 2637 P 400 CA 205, Parcel ID No.  
502S305000008004 a/k/a 1417 Poppy Avenue, Pensacola, FL 32507,  
Escambia County Property Appraiser's Account No. 080145000,  
located in Escambia County, Florida,

constituted the homestead of the above decedent under the laws  
and Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the above-described property  
descended as follows:

1. All to Michael James Perry Thornton and Karen Charlene Alexander, in equal shares, share and share alike.

DONE AND ORDERED in Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE JENNIE KINSEY in 2018 CP 000722  
on 08/28/2018 15:03:28 k3a1kdVH

Conformed copy to:

STEPHEN M. GUTTMANN, Esquire  
GuttmannSteve@aol.com



✓ 1417 Poppy Ave  
Pensacola, FL 32507 OR BOOK 2637PC 400

PERSONAL REPRESENTATIVE'S DEED

By this deed, ELSIE O. THORNTON, herein called the Grantor, as Personal Representative of the Estate of OLA BLUM PITTS, deceased, in consideration of \$10.00 (ten dollars) paid by her, conveys to herself, ELSIE O. THORNTON, individually as the sole beneficiary of the above-noted estate, whose mailing address is 1417 Poppy Avenue, Warrington, Florida 32507, herein called the Grantee, the following real property in Escambia County, Florida:

Lots 8, 9, and 10 of Block 4 of Aero-Vista, LESS AND EXCEPT the easterly 25 feet of the said Lot 8, being a subdivision of Sections 50 and 51, Township 2 South, Range 30 West, according to the plat of said subdivision recorded in Plat Book 1, Page 31 of the Public Records of Escambia County, Florida.

This Personal Representative's Deed is intended to correct the legal description in the Personal Representative's Deed recorded in O.R. Book 2537 at Page 283 of the public records of Escambia County, Florida.

Grantor covenants with the Grantee, that Grantor has good right and lawful authority to sell and property for any acts of Grantor and will defend the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

Dated this 14<sup>th</sup> day of December, 1988.

Executed in the presence of:

Ann R. Mapp  
Witness

Elsie O. Thornton  
ELSIE O. THORNTON  
Grantor

Bernie Gulick  
Witness

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before me, this day, personally appeared ELSIE O. THORNTON, known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed it.

Dated this 14<sup>th</sup> day of December, 1988.

This instrument prepared by:  
Gregory D. Smith  
Harrell, Wiltshire, Swearinge,  
Wilson & Harrell, P.A.  
201 E. Government St.  
Pensacola, FL 32501

Bernie Gulick  
NOTARY PUBLIC

My Commission Expires: 7/17/92

RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY  
FLORIDA  
DEC 14 9 53 AM '88

681149

5.00+1.60  
\$.55

PERSONAL REPRESENTATIVE'S DEED

This instrument prepared by  
GREGORY D. SMITH  
OF HARRELL, WILTSHIRE, STONE & SWEARINGEN  
Attorneys at Law  
201 East Government Street  
PENSACOLA, FLORIDA 32501

OR60X2537PG 283

By this deed, ELSIE O. THORNTON, herein called the  
Grantor, as Personal Representative of the Estate of OLA BLUM  
PITTS, deceased, in consideration of \$10.00 (ten dollars) paid by  
her, conveys to herself, ELSIE O. THORNTON, individually as the  
sole beneficiary of the above-noted estate, whose mailing address  
is 1417 Poppy Avenue, Warrington, Florida 32507, herein called  
the Grantee, the following real property in Escambia County,  
Florida;

Lots 8, 9, and 10 of Block 4 of Aero-Vista,  
being a Subdivision of Sections 50 and 51,  
Township 2 South, Range 30 West, according to  
the plat of said subdivision recorded in Plat  
Book 1, Page 31 of the Public Records of  
Escambia County.

Grantor covenants with the Grantee, that Grantor has  
good right and lawful authority to sell and convey the property  
and Grantor warrants the title to the property for any acts of  
Grantor and will defend the title against the lawful claims of  
all persons claiming by, through or under Grantor.

Dated this 12th day of April, 1988.

Executed in the presence of:

Gregory D. Smith  
Witness  
Cindi A. Quirk  
Witness

Elsie O. Thornton  
ELSIE O. THORNTON,  
Grantor

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

FILED AND RECORDED IN  
THE PUBLIC RECORDS OF  
ESCAMBIA CO., FLA. ON  
APR 14 11 12 AM '88  
JOE A. FLOWERS, CLERK  
ESCAMBIA COUNTY

Before me, this day, personally appeared ELSIE O.  
THORNTON, known to me to be the person described in and who exe-  
cuted the foregoing instrument and who acknowledged before me  
that she executed it.

Dated this 12th day of April

D.S. PD. \$ .55  
DATE 4-14-88  
JOE A. FLOWERS, COMPTROLLER  
BY: D. Powers D.C.  
CERT. REG. #59-2043328-27-01

Gregory D. Smith  
NOTARY PUBLIC  
My Commission Expires 3/24/90  
GREGORY D. SMITH

ESCAMBIA COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
*Escambia County, Florida*

**LIEN AGREEMENT**

Applicant's Name

Elsie P. Thornton a/k/a Elsie O. Thornton

Address of Property

1417 Poppy Avenue  
Pensacola, Florida 32507

Lot(s)

W 42 5/10 FT LT 8  
& ALL LTS 9 & 10  
Block 4

( ☒ ) Deferred Grant  
Housing Rehabilitation  
Sewer Connection Assistance

Book 2637 Page 400  
Tract 22

Total Amount of Lien

\$ 3,420.00

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the **25<sup>th</sup> day of April, 2014**. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I further agree that I or my heir(s) will repay the Escambia County Community Development Block Grant Program the undepreciated portion of the total lien amount cited above.

This lien will expire and automatically cancel on April 24, 2019.

April 25, 2014  
Date

Elsie P. Thornton  
Signature

(Elsie P. Thornton)

\_\_\_\_\_  
Signature

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 20 14,  
by Elsie P. Thornton who is personally known to me or who has produced  
Florida Driver License as identification and who did (did not) take an oath

Derrick Andre Williams  
Signature



\_\_\_\_\_  
Notary Public

This instrument was prepared by: Neighborhood Enterprise Foundation, Inc.  
for Escambia County  
Post Office Box 18178  
Pensacola, Florida 32523-8178

This Instrument Was Prepared  
By And Is To Be Returned To:  
VERONICA JAMES,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311

### NOTICE OF LIEN



#### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 2637 P 400 CA 205

Customer: ELSIE THORNTON

Account Number: 143760-90789

Amount of Lien: \$ 125.58, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

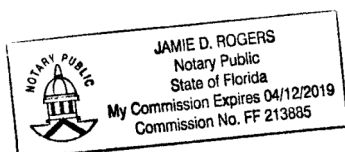
Dated: 7-10-17

EMERALD COAST UTILITIES AUTHORITY

BY: Veronica James

#### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10 day of JULY, 2017, by Veronica James of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

Filing # 88242540 E-Filed 04/19/2019 11:29:15 AM

REGIONS BANK, SUCCESSOR BY  
MERGER TO AMSOUTH BANK,  
Plaintiff,

IN THE 1st JUDICIAL CIRCUIT COURT IN  
AND FOR ESCAMBIA COUNTY, FLORIDA

Case No. **2019 CA 636**

"N"

vs.

MICHAEL JAMES THORNTON; UNKNOWN SPOUSE  
OF MICHAEL JAMES THORNTON; KAREN CHARLENE  
ALEXANDER; UNKNOWN SPOUSE OF KAREN CHARLENE  
ALEXANDER; ESCAMBIA COUNTY COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM; EMERALD  
COAST UTILITIES AUTHORITY; and UNKNOWN TENANT  
Defendant.

**NOTICE OF LIS PENDENS**

TO THE DEFENDANTS NAMED HEREIN  
AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action seeking to foreclose a mortgage against real  
property located in Escambia County, Florida, described as:

**LOTS 8 AND 9, AND 10 OF BLOCK 4 OF AERO-VISTA, LESS AND  
EXCEPT THE EASTERLY 25 FEET OF THE SAID LOT 8, BEING A  
SUBDIVISION OF SECTIONS 50 AND 51, TOWNSHIP 2 SOUTH, RANGE  
30 WEST, ACCORDING TO THE PLAT OF SAID SUBDIVISION  
RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF  
ESCAMBIA COUNTY, FLORIDA.**

DATED April 19th, 2019

DEAN, MEAD, EGERTON, BLOODWORTH,  
CAPOUANO & BOZARTH, P.A.  
Attorneys for Plaintiff

By: 

Leslie S. White, for the firm  
Florida Bar No. 521078  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email: [lwhite@deanmead.com](mailto:lwhite@deanmead.com)  
secondary email: [bransom@deanmead.com](mailto:bransom@deanmead.com)

SEND MAIL TO:  
Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.  
Attn: Leslie S. White  
Post Office Box 2346  
Orlando, FL 32802-2346

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 03166 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MICHAEL JAMES PERRY THORNTON EST OF KAREN CHARLENE ALEXANDER  
11 TREADWAY ST 11 TREADWAY ST  
SAVANNAH, GA 31407 SAVANNAH, GA 31407

ESCAMBIA COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM MICHAEL JAMES PERRY THORNTON  
PO BOX 18178 1417 POPPY AVE  
PENSACOLA, FL 32523-8178 PENSACOLA, FL 32507

KAREN CHARLENE ALEXANDER REGIONS BANK / AMSOUTH BANK  
1417 POPPY AVE C/O LESLIE S WHITE  
PENSACOLA, FL 32507 P O BOX 2346  
ORLANDO FL 32802

ECUA  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

WITNESS my official seal this 17th day of August 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON October 4, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 03166, issued the 1st day of June, A.D., 2021 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:

W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306

SECTION 50, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 080145000 (1023-28)

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

**MICHAEL JAMES PERRY THORNTON and EST OF KAREN CHARLENE ALEXANDER**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of October, which is the **4th day of October 2023**.

Dated this 14th day of August 2023.

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

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### Post Property:

1417 POPPY AVE 32507



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

1023-28

Document Number: ECSO23CIV029648NON

Agency Number: 23-009068

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 03166 2021

Attorney/Agent:

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2023 AUG 30 A 11:09  
ESCAMBIA COUNTY, FL

Plaintiff: RE: MICHAEL JAMES PERRY THORNTON AND EST OF KAREN CHARLENE ALEXANDER  
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/18/2023 at 9:01 AM and served same at 3:33 PM on 8/22/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY AS INSTRUCTED BY CLERKS OFFICE

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

*C Davis 927*  
C. DAVIS, CPS

Service Fee: \$40.00  
Receipt No: BILL

Printed By: LCMITCHE

## WARNING

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### Post Property:

**1417 POPPY AVE 32507**



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

By:  
Emily Hogg  
Deputy Clerk

RECEIVED  
2023 AUG 18 AM 9:01  
ESCAMBIA COUNTY, FL  
CLERK'S OFFICE  
CIVIL UNIT

MICHAEL JAMES PERRY THORNTON  
[1023-28]  
11 TREADWAY ST  
SAVANNAH, GA 31407

**9171 9690 0935 0127 2246 83**

EST OF KAREN CHARLENE  
ALEXANDER [1023-28]  
11 TREADWAY ST  
SAVANNAH, GA 31407

**9171 9690 0935 0127 2246 76**

ESCAMBIA COUNTY COMMUNITY  
DEVELOPMENT BLOCK GRANT  
PROGRAM [1023-28]  
PO BOX 18178  
PENSACOLA, FL 32523-8178

**9171 9690 0935 0127 2246 69**

MICHAEL JAMES PERRY THORNTON  
[1023-28]  
1417 POPPY AVE  
PENSACOLA, FL 32507

**9171 9690 0935 0127 2246 52**

KAREN CHARLENE ALEXANDER  
[1023-28]  
1417 POPPY AVE  
PENSACOLA, FL 32507

**9171 9690 0935 0127 2246 45**

REGIONS BANK / AMSOUTH BANK  
[1023-28]  
C/O LESLIE S WHITE  
P O BOX 2346  
ORLANDO FL 32802

**9171 9690 0935 0127 2246 38**

ECUA [1023-28]  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

**9171 9690 0935 0127 2246 21**

*Contact*

CERTIFIED MAIL™

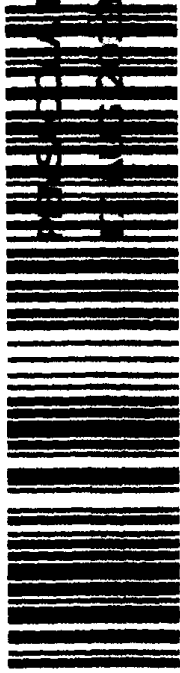
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

THU AUG 20 10:30 PM 2

9171 9690 0935 0127 2246 45

quadrant

FIRST-CLASS MAIL

IMI

\$007.18<sup>0</sup>

08/17/2023 ZIP 32502

040M3121925

US POSTAGE



2023 AUG 32 AM 11:43  
FLORIDA COUNTY, FL

KAREN CHARLENE ALEXANDER

[1023-28]

1417 POPPY AVE

PENSACOLA, FL 32507

*[Handwritten mark]*

NIXIE

322 CE 1

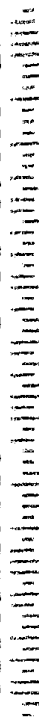
00008/27/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

9400921087238170 32507-2240 PMF  
32502-3843

BC: 32502583335

\*2738-03005-17-36



CERTIFIED MAIL™

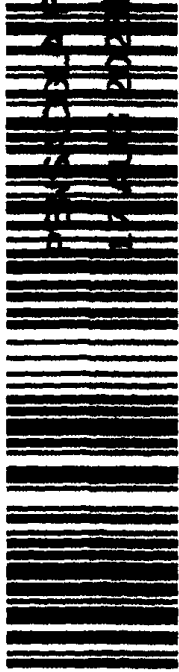
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PAID 32502 FL 325

17 AUG 2023 PM 2

9171 9690 0935 0127 2246 52

quadrant

FIRST-CLASS MAIL  
IMI

**\$007.18<sup>0</sup>**

08/17/2023 ZIP 32502  
043M5-219251

US POSTAGE

2023 AUG 32 4:43 PM  
U.S. MAIL  
COUNTY CLERK

*[Handwritten mark]*

MICHAEL JAMES PERRY THORNTON

[1023-28]

1417 POPPY AVE

PENSACOLA, FL 32507

00008/27/23

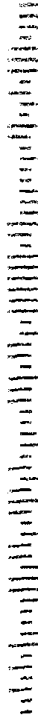
322 RE 1

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

9400921087238220 32507-22401-8WB  
32507-22401-8WB  
32507-22401-8WB

BC: 32502583335

\*2738-02976-17-36



# THE SUMMATION WEEKLY

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

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PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-03166 in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 2023.

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

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



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

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



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

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

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

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

**Cert # 003166 of 2021 Date 10/4/2023  
Name CHUNYAN LIU**

**Cash Summary**

Cash Deposit	\$5,005.00
Total Check	\$95,838.20
Grand Total	\$100,843.20

**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>

## Myllinda Johnson (COC)

---

**From:** Laurin Gray (COC)  
**Sent:** Wednesday, October 4, 2023 1:47 PM  
**To:** Emily Hogg (COC); Myllinda Johnson (COC)  
**Cc:** COC ACCOUNTING  
**Subject:** FW: [EXTERNAL]Escambia.realtaxdeed.com Wire Transfer Notification - Bidder Number 76523

Incoming Money Transfer Credit (195)	:	95,838.20	95,838.20
--------------------------------------	---	-----------	-----------

Text

WIRE TYPE:WIRE IN DATE:100423 TIME:1225 ET  
TRN:2023100400349305 SNDR REF:2023100400014515  
SERVICE REF:370665  
RELATED REF:0000000002073193  
ORIG:MAX LAND TRUST INC MAIN ACCT 761 TRANQUIL TRL WINTER  
GARDEN FL 34787-5944 ID:0000243781779  
ORG BK: ID:  
INS BK: ID:  
SND BK:TRUIST BANK ID:0160  
BNF:ESCAMBIA COUNTY CLERK OF CIRCUIT CO 100 WEST GARDEN  
STREET PENSACOLA FL 32502 ID:898033991356  
BNF BK: ID:  
PAYMENT DETAILS:  
0000000002073193  
76523-855782 MAX LAND TRUST



**Laurin Gray**  
Manager, Accounting  
850-595-4126  
[lgray@EscambiaClerk.com](mailto:lgray@EscambiaClerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
190 W. Government Street, Pensacola FL 32502  
[www.EscambiaClerk.com](http://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:** Customer Service Realauction <CustomerService@realauction.com>  
**Sent:** Wednesday, October 4, 2023 11:05 AM  
**To:** customerservice@realauction.com; Laurin Gray (COC) <LGray@escambiaclerk.com>; Heather Mason (COC) <HMASON@escambiaclerk.com>  
**Subject:** [EXTERNAL]Escambia.realtaxdeed.com Wire Transfer Notification - Bidder Number 76523



**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.

Attention Finance:

Be advised that the Escambia County bidder referenced below has indicated their intent via [Escambia.realtaxdeed.com](http://Escambia.realtaxdeed.com) to initiate a wire transaction.

The details of the transaction are as follows:

Account Name: Escambia County Clerk of Circuit Court

Account Number: \*\*\*\*\*1356

Bidder ID: 76523

Bidder Name: CHUNYAN LIU

Transaction Type: payment

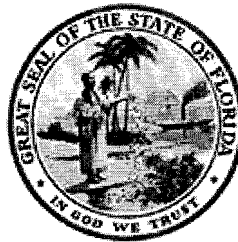
payment Amount: 95,838.20

Payment Batch ID: 855782

Please note: After receipt of the funds, action is required by your office. Please log into the site at [Escambia.realtaxdeed.com](http://Escambia.realtaxdeed.com) and apply the funds to the proper bidder account.

If you have questions regarding the posting of the funds, please contact us at [R4C@realauction.com](mailto:R4C@realauction.com).

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



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

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

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

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 High Bid Tax Deed Sale**

**Cert # 003166 of 2021 Date 10/4/2023  
 Name CHUNYAN LIU**

**Cash Summary**

Cash Deposit	\$5,005.00
Total Check	\$95,838.20
Grand Total	\$100,843.20

Purchase Price (high bid amount)	\$100,100.00	Total Check	\$95,838.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$700.70	Adv Doc. Stamps	\$700.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$4,783.52	Postage	\$50.47
		Researcher Copies	\$0.00
- postage	\$50.47		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
		Registry of Court	\$4,733.05
=Registry of Court	\$4,733.05		
Purchase Price (high bid)	\$100,100.00		
-Registry of Court	\$4,733.05	Overbid Amount	\$95,316.48
-advance recording (for mail certificate)	\$18.50		
-postage	\$50.47		
-Researcher Copies	\$0.00		
= Overbid Amount	\$95,316.48		

**PAM CHILDERS  
 Clerk of the Circuit Court**

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

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

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




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

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

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

**Case # 2021 TD 003166**  
**Sold Date 10/4/2023**  
**Name CHUNYAN LIU**

RegistryOfCourtT = TAXDEED	\$4,733.05
overbidamount = TAXDEED	\$95,316.48
PostageT = TD2	\$50.47
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$700.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <a href="#">VIEW IMAGES</a>
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 003166	
5/4/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/4/2023	TD84	PA INFO	
5/5/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023034712	
5/12/2023	TD84	TAX DEED NOTICE	
7/20/2023	TD82	PROPERTY INFORMATION REPORT	
8/30/2023	TD81	CERTIFICATE OF MAILING	
9/1/2023	CheckVoided	CHECK (CHECKID 129391) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
9/1/2023	CheckMailed	CHECK PRINTED: CHECK # 900035962 - - REGISTRY CHECK	
9/8/2023	TD84	SHERIFF'S RETURN OF SERVICE	
9/14/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
9/28/2023	TD84	PROOF OF PUBLICATION	
9/29/2023	CheckVoided	CHECK (CHECKID 129975) VOIDED: ESCAMBIA COUNTY SHERIFF'S OFFICE 1700 W LEONARD ST PENSACOLA, FL 32501	
9/29/2023	CheckMailed	CHECK PRINTED: CHECK # 900036054 - - REGISTRY CHECK	
<b>FEES</b>			

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/4/2023 10:36:48 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/4/2023 10:36:49 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/4/2023 10:36:47 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/4/2023 10:36:50 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/4/2023 10:38:24 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

## RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
5/5/2023 10:15:16 AM	2023034712	ASSEMBLY TAX 36 LLC	456.00	456.00	0.00
		Total	456.00	456.00	0.00

## REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
9/29/2023 9:08:23 AM	Check (outgoing)	101830271	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900036054 CLEARED ON 9/29/2023
9/1/2023 10:23:15 AM	Check (outgoing)	101823008	BALLINGER PUBLISHING	PO BOX 12665	200.00	900035962 CLEARED ON 9/1/2023
5/5/2023 10:15:16 AM	Deposit	101789525	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			12,640.00		-12,320.00	

76523

Chunyan Liu

\$100,100.00

Deposit

\$5005.00

## Auction Results Report

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

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
10/04/2023	2021 TD 00316	502S3									.00 \$700.70	\$95,838.20	03166	Max Land Trust Inc	358 Hibiscus Ave
10/04/2023	2021 TD 00283	342S3									.00 \$255.50	\$34,973.00	02838	THE KAUAI REVO	11061 Iedgement L
10/04/2023	2021 TD 00255	172S3									.00 \$532.70	\$72,870.20	02554	FL Tax Deeds, LLC	111 W. Washingfor
10/04/2023	2021 TD 00248	172S3									.00 \$252.00	\$34,494.50	02483	Phillip Smith	3201 Vinewood La

**Edit Name on Title**

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

**Case Number: 2021 TD 003166**  
**Result Date: 10/04/2023**

**Title Information:**

Name:

Address1:

Address2:

City:

State:

Zip:

Page 1 of 1

View 1 - 4 of 4

TOTAL \$: Items Count: 4 Balance: \$238,205.00 Clerk Fees: \$0.00 Rec Fees: \$170.00 Doc Stamps: \$1,740.90 Total Due: \$238,175.90



**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**

REGIONS BANK / AMSOUTH BANK  
C/O LESLIE S WHITE  
P O BOX 2346  
ORLANDO FL 32802

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **October 4, 2023**, and a surplus of **\$93,833.18** (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 11th day of October 2023.



**ESCAMBIA COUNTY CLERK OF COURT**

By:   
Deputy Clerk

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

**9171 9690 0935 0127 1765 86**



# 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

MICHAEL JAMES PERRY THORNTON  
1417 POPPY AVE  
PENSACOLA, FL 32507

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

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Dated this 11th day of October 2023.

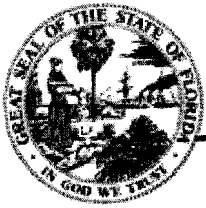


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1765 93



# 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

MICHAEL JAMES PERRY THORNTON  
11 TREADWAY ST  
SAVANNAH, GA 31407

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

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Dated this 11th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1766 23





# 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

KAREN CHARLENE ALEXANDER  
1417 POPPY AVE  
PENSACOLA, FL 32507

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

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ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1766 09



# 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

EST OF KAREN CHARLENE ALEXANDER  
11 TREADWAY ST  
SAVANNAH, GA 31407

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

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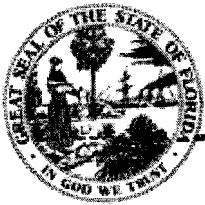


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0127 1766 16



# 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

ECUA  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

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Dated this 11th day of October 2023.



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 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
PO BOX 18178  
PENSACOLA, FL 32523-8178

Tax Deed File # 1023-28  
Certificate # 03166 of 2021  
Account # 080145000

Property legal description:

**W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306**

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Dated this 11th day of October 2023.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

Tax Cert

Property Owner

Property Address

2021 TD 003166

Michael James Perry Thornton

Est of Karen Charlene Alexander

1417 Poppy Ave 32507

SOLD TO:

Chunyan Liu \$100,000.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 729.20 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 1,447.25 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 4,726.80 ✓		\$
Refund High Bidder unused sheriff fees	\$ 80.00 ✓		\$ 93,869.23
Additional taxes	\$ 0		\$ 93,833.18
Postage final notices	\$ 36.05		\$
EQUA	\$ 20.00		\$ 93,129.18
ESC. CO.	\$ 684.00	→	\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$
			\$

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

Post sale process:

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

Notes:

Lien Information:

✓ ESCCO. 7164	Due \$ 684.00
✓ LIEN 11290	Paid \$ 684.00
✓ EQUA 1141/500	Due \$ 20.00
	Paid \$ 20.00
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

This Instrument Was Prepared  
By And Is To Be Returned To:  
VERONICA JAMES,  
Emerald Coast Utilities Authority  
9255 Sturdevant Street  
Pensacola, Florida 32514-0311

## NOTICE OF LIEN



### STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:  
W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 OR 2637 P 400 CA 205

Customer: ELSIE THORNTON

Account Number: 143760-90789

Amount of Lien: \$125.58, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

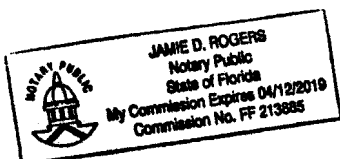
Dated: 7-10-17

EMERALD COAST UTILITIES AUTHORITY

BY: Veronica James

### STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10 day of JULY, 2017, by Veronica James of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



Jamie D. Rogers  
Notary Public - State of Florida

RWK:ls  
Revised 05/31/11

## Mylanda Johnson (COC)

**From:** Cassandra Strickland <cassandra.strickland@ecua.fl.gov>  
**Sent:** Tuesday, October 10, 2023 11:18 AM  
**To:** Mylanda Johnson (COC)  
**Cc:** COC TaxDeeds  
**Subject:** [EXTERNAL]RE: 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)

**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.

Hello,

We will need the \$20 recording fee to remove the lien.

Termination Date	10/10/2023
Date Debt Paid	10/10/2023
Final Bill and or Write off Amount	\$0.00
Number of Days*	0
Interest %*	18.00%
Daily Rate of Interest*	\$0.0000
Total Interest*	\$0.00
Total Amount Due*	\$0.00
Balance	\$0.00
Interest	\$0.00
Recording Fee	\$20.00
Total	\$20.00
Daily Interest	\$0.00

*Thank you,  
Cassandra Strickland*

**Cassandra Strickland | Customer Service Team Leader | Emerald Coast Utilities Authority |**  
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: [www.ecua.fl.gov](http://www.ecua.fl.gov) |  
Phone: (850) 969-6582 | Fax: (850) 969-1759 |



**From:** Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>  
**Sent:** Tuesday, October 10, 2023 10:54 AM  
**To:** Cassandra Strickland <cassandra.strickland@ecua.fl.gov>  
**Cc:** COC TaxDeeds <TaxDeeds@escambiaclerk.com>  
**Subject:** 1417 POPPY AVE (TAX DEED CASE 2021 TD 03166)

**\*\*WARNING:**

**DO NOT CLICK links or attachments from unknown senders**

Hi Cassandra,

We have enough surplus funds to pay this lien as well. Can you please provide a payoff?

Thanks so much,  
Mylinda



**Mylinda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
221 Palafox Place Ste 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.



ESCAMBIA COUNTY  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
Escambia County, Florida

**LIEN AGREEMENT**

Applicant's Name

Elsie P. Thornton a/k/a Elsie O. Thornton

Address of Property

1417 Poppy Avenue  
Pensacola, Florida 32507

Lot(s)

W 42 5/10 FT LT 8  
& ALL LTS 9 & 10  
Block 4

( X ) Deferred Grant  
Housing Rehabilitation  
Sewer Connection Assistance

Book 2637 Page 400  
Tract 22

Total Amount of Lien

\$ 3,420.00

I, the undersigned, as owner of said property, do hereby agree that I will continue to occupy and maintain the rehabilitated housing unit for at least a five (5) year period from the 25<sup>th</sup> day of April, 2014. I will not sell, transfer ownership, or rent the property to any other person or persons during this five (5) year period. The lien will depreciate at the rate of twenty percent (20%) per year on the anniversary date for a period of five (5) years. I understand that this lien will not be subordinated under any circumstances.

If the property is sold, ownership is transferred to another party or parties, or the property is converted to rental occupancy during the five (5) year period, I further agree that I or my heir(s) will repay the Escambia County Community Development Block Grant Program the undepreciated portion of the total lien amount cited above.

This lien will expire and automatically cancel on April 24, 2019.

April 25, 2014  
Date

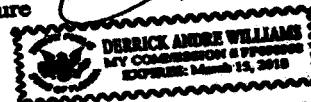
Elsie P. Thornton  
Signature  
(Elsie P. Thornton)

\_\_\_\_\_  
Signature

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 20 14,  
by Elsie P. Thornton who is personally known to me or who has produced  
Florida Driver License as identification and who did (did not) take an oath

Derrick Andre Williams  
Signature



Notary Public

This instrument was prepared by: Neighborhood Enterprise Foundation, Inc.  
for Escambia County  
Post Office Box 18178  
Pensacola, Florida 32523-8178

## **Mylanda Johnson (COC)**

**From:** Derrick A. Williams  
**Sent:** Tuesday, October 10, 2023 2:05 PM  
**To:** Mylanda Johnson (COC); Lisa M. Harrell  
**Subject:** Re: 1417 POPPY AVE - TAX DEED CASE 2021 TD 003166

Mylanda,

The balance due on the lien (*recorded in OR Book 7164 at Page 1290*) is **\$684.00** payable to Escambia County. Please note that this lien would have expired on April 24, 2019; however, the heirs of Elsie P. Thornton probated her estate which transferred the title of the property before the expiration date of the lien.

Derrick Williams  
Escambia County  
Neighborhood and Human Services Dept.  
Neighborhood Enterprise Division  
221 Palafox Place, Suite 305  
Pensacola, Florida 32502  
Telephone: (850) 595-0022  
Email: [dawilliams@myescambia.com](mailto:dawilliams@myescambia.com)

---

**From:** Mylanda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)>  
**Sent:** Tuesday, October 10, 2023 12:16 PM  
**To:** Lisa M. Harrell <[LMHARRELL@myescambia.com](mailto:LMHARRELL@myescambia.com)>  
**Cc:** Derrick A. Williams <[dawilliams@myescambia.com](mailto:dawilliams@myescambia.com)>  
**Subject:** FW: 1417 POPPY AVE - TAX DEED CASE 2021 TD 003166

This one as well. ☺



**Mylanda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**  
221 Palafox Place Ste 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://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:** Tuesday, October 10, 2023 10:52 AM  
**To:** Derrick A. Williams <dawilliams@myescambia.com>  
**Cc:** COC TaxDeeds <TaxDeeds@escambiaclerk.com>  
**Subject:** 1417 POPPY AVE - TAX DEED CASE 2021 TD 003166

Hi Derrick,

Is there anything due for 1417 Poppy Avenue?

Thanks,  
Mylinda



**Mylinda Johnson**

Operations Supervisor  
850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
**Escambia County Clerk of the Circuit Court**  
**& Comptroller**

221 Palafox Place Ste 110, Pensacola, FL 32502

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023083678 10/17/2023 8:31 AM  
OFF REC BK: 9055 PG: 1203 Doc Type: COM  
Recording \$18.50

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

**CERTIFICATE # 03166 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 17, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

MICHAEL JAMES PERRY THORNTON EST OF KAREN CHARLENE ALEXANDER  
11 TREADWAY ST 11 TREADWAY ST  
SAVANNAH, GA 31407 SAVANNAH, GA 31407

ESCAMBIA COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM MICHAEL JAMES PERRY THORNTON  
PO BOX 18178 1417 POPPY AVE  
PENSACOLA, FL 32523-8178 PENSACOLA, FL 32507

KAREN CHARLENE ALEXANDER REGIONS BANK / AMSOUTH BANK  
1417 POPPY AVE C/O LESLIE S WHITE  
PENSACOLA, FL 32507 P O BOX 2346  
ORLANDO FL 32802

ECUA  
9255 STURDEVANT ST  
PENSACOLA, FL 32514

WITNESS my official seal this 17th day of August 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 03166, issued the 1st day of June, A.D., 2021 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:

W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4  
AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30  
CA 205 OR 7960 P 302/306

SECTION 50, TOWNSHIP 2 S, RANGE 30 W  
TAX ACCOUNT NUMBER 080145000 (1023-28)

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

MICHAEL JAMES PERRY THORNTON and EST  
OF KAREN CHARLENE ALEXANDER

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of October, which is the 4th day of October 2023.

Dated this 17th day of August 2023.

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

4WR8/30-9/20TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2021-TD-03166 in the Escambia County Court was published in said newspaper in and was printed and released on August 30, 2023; September 6, 2023; September 13, 2023; and September 20, 2023.

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

X Malcolm Ballinger

MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25<sup>th</sup> day of September, 2023, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



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

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023083679 10/17/2023 8:31 AM  
OFF REC BK: 9055 PG: 1205 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$700.70

Tax deed file number 1023-28

Parcel ID number 502S305000008004

## TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 03166 issued on June 1, 2021 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 4th day of October 2023, the land was offered for sale. It was sold to **Max Land Trust Inc**, 358 Hibiscus Ave Merritt Island FL 35953, 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.

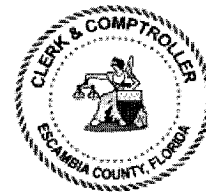
**Description of lands: W 42 5/10 FT OF LT 8 AND ALL LTS 9 10 BLK 4 AERO VISTA PB 1 P 31/53 SEC 50/51 T 2S R 30 CA 205 OR 7960 P 302/306 SECTION 50, TOWNSHIP 2 S, RANGE 30 W**

**\*\* Property previously assessed to: MICHAEL JAMES PERRY THORNTON, EST OF KAREN CHARLENE ALEXANDER**

On 4th day of October 2023, in Escambia County, Florida, for the sum of ( \$100,100.00) ONE HUNDRED THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

witness Myhoda Johnson  
witness Emily Hogg

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



On this 4th day of October, 2023 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



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



October 19, 2023

Escambia County Clerk of Court  
Attention: Tax Deed Department  
190 W. Government Street  
Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2023 OCT 25 A 10:29  
ESCAMBIA COUNTY, FL

ATTENTION: Tax Deed Department

**Re: Tax Deed ID: 2021TD003166/Thornton Estate**

Gentlemen:

Please find enclosed the following for the above-mentioned Tax Deed surplus funds after sale which took place on October 4, 2023:

- Assignment of Interest signed by Katherine Thornton, Beneficiary;
- Photo identification of Katherine Thornton;
- Proof of Claim form;
- Photo identification of Jeffrey Paine, Managing Member of Jupiter Asset Recovery; and
- W9 form

We are filing a probate for the Estate of Michael James Thornton, and we will send you a certified copy of the Order when entered.

We appreciate your attention to this matter.

Very truly yours,

Jeffrey Paine  
JP/gp

Enclosures

# ASSIGNMENT OF INTEREST IN TAX DEED SURPLUS PROCEEDS

County: Escambia

Tax Deed No: 2021TD003166

Sale Date: 10/4/2023

Surplus: \$ 95,303

THIS AGREEMENT, made and entered into this 17 day of Oct., 2023, between **Katherine Thornton, Beneficiary**, ("Assignor"), whose address is **11 Treadway St., Port Wentworth, GA 31407**, and **Jupiter Asset Recovery, LLC**, or assigns ("Assignee"), whose address is **901 Northpoint Parkway, Suite 310, West Palm Beach, Florida, 33407**, for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby agree as follows:

1. Assignor acknowledges that she is the beneficiary named in the above-styled tax deed case, and has not transferred, assigned, or otherwise relinquished any remainder interest in or to the proceeds of said sale. Assignor has been informed by Assignee that Surplus Funds in the *approximate* amount of **\$95,303** may be due and owing to Assignor; and may be available for disbursement from the Clerk of Court, ESCAMBIA County, Florida, as the result of the captioned Tax Deed Sale. Assignor hereby transfers and assigns all rights, title, and interest in the above referenced tax deed surplus to Assignee.

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

- a. Assignor has the legal right to file a claim for Assignor's interest in the surplus proceeds. Assignor hereby grants, bargains, sells, and assigns, fully and irrevocably, to Assignee, Jupiter Asset Recovery, LLC. or assigns, any and all right, title and interest in and to all such surplus funds currently held by the Registry of the Court, as may be due from the above-referenced case.
- b. Assignor had the right, ability, and time to consult with an attorney prior to executing this assignment, was advised to seek the counsel of their own attorney, and has chosen not to obtain the services of any attorney.
- c. The distribution and the payment of any costs, including attorney's fees, is controlled by a separate, legally binding, agreement.
- d. Assignee is not an attorney, is not representing to have special legal knowledge to Assignor and is not licensed to practice law. A licensed attorney will be hired to handle any and all judicial proceedings, if necessary.

3. Both Parties enter into this Agreement intending to be legally bound thereby and may not be altered or amended except in writing.

4. Assignor makes the above representations under oath and under penalty of perjury.

Further Affiant Sayeth Not.

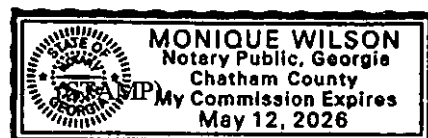
  
Katherine Thornton

STATE OF GEORGIA  
COUNTY OF CHATHAM

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of October, 2023, by **Katherine Thornton**, who ☐ is personally known to me or ☒ who has produced Driver's License as identification.

Notary Public:

Print Name:





USA  
Georgia  
GOVERNOR Nathan Deal 02254  
DRIVER'S LICENSE

DL NO. 060391656 DOB 10/22/1954  
CLASS C EXP 10/22/2024

KATHERINE  
THORNTON

11 TREADWAY ST  
SAVANNAH, GA 31407-9621  
CHATHAM

Restrictions B End NONE  
Iss 01/05/2017

Sex F Eyes HAZ  
Hgt 5'-05" Wgt 215 lb

DD: 295006061160041790

Kathy Thornton  
DONOR

Rev 07/01/2015  
www.dds.ga.gov  
(678) 413-8400

2950060611600401

MEDICAL  
INFORMATION:  
None

CLASS: C-≤ 26,000 lbs. GVWR and Trailer ≤ 10,000 lbs. All recreational vehicles included

ENDORSEMENTS: None

RESTRICTIONS: B-Corrective lenses required

Georgia  
10/22/1954

ESCAMBIA COUNTY CLERK OF COURT & COMPTROLLER  
ATTENTION: TAX DEED DEPARTMENT  
190 W. GOVERNMENT STREET  
PENSACOLA, FL 32502

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

Claimant's Name: Jupiter Asset Recovery LLC as assignee for Katherine Thornton, Beneficiary

Contact name if claimant is not an individual: Jeffrey Paine

Address\* 901 Northpoint Pkwy., Ste. 310 City W Palm Beach State FL Zip Code 33407

Phone Number: 561-249-1931

Email Address: jupiterasset.contact@gmail.com

Tax Deed Number: 2021TD003166

Date of Sale (If known): 10/04/2023

☐ I am not making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

☒ I am claiming surplus proceeds resulting from the above tax deed sale. I am a ☐ Lienholder ☒ Titleholder

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

A. Type of Lien:        Mortgage        Court Judgment        Condominium/Home Owner's Association  
       Other, Describe in detail:       

If your lien is recorded in the Bay County Official Records, list the following, if known:

Recording date       ; Instrument #       ; Book #        Page #       

B. Original Amount of Lien \$       

C. Amount Remaining Due (include interest, if applicable \$       )

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

A. Nature of Title: ☒ Deed;        Court Judgment; Other (describe in detail):         
Order of Summary Administration to be provided once obtained       

Recording date       ; Instrument #       ; Book #        Page #       

B. Amount of surplus tax sale proceeds claimed \$ 93,833.18

C. Do you claim this property was your homestead at the time of the sale?        YES        NO

3. I request that payment of any surplus funds due to me be made payable to Jupiter Asset Recovery LLC  
and such payment be mailed to either the address above or to       

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

Date: 10/19/2023

Jeffrey Paine  
Claimant Signature Jeffrey Paine

STATE OF FLORIDA

COUNTY OF PALM BEACH

Sworn to and subscribed before me on this 19 day of October, 2023 by       

Date: 10/19/2023

Gina Parrish  
NOTARY PUBLIC or DEPUTY CLERK

Gina Parrish

[Print, Type, or stamp commissioned name of notary]

xx Personally Known

       Produced Identification

Type of Identification Produced       

\*This is where payment will be mailed



**Florida** DRIVER LICENSE

**P500-421-44-095-0**

**PAINE**  
**JEFFREY ALLEN**  
**1403 S SAPODILLA AVE**  
**WEST PALM BEACH, FL 33401**

**DOB: 03/15/1944** **SEX: M**  
**EXP: 03/15/2028** **HT: 5'-09"**  
**WT: 201** **HAIR: NONE**

**SAFE DRIVER**  
**EXPI: 03/11/2021**  
**DOC: P/33165148114**  
**EXP: 03/14/2021**

Operation of a motor vehicle constitutes consent to any authority not required by law.

The State of Florida retains all property rights herein.  
 031544  
 Rev.  
 03/01/2020

**CLASS: E - Any non-commercial veh with a GVWR < 26,001 lbs. or any RV**  
**REST: B-Corr Lenses**  
**END: None**

**REPLACEMENT LICENSE REQUIRED WITHIN 30 DAYS OF ADDRESS OR NAME CHANGE**  
**WWW.FLHSMV.GOV**

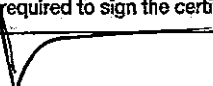
## Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Jupiter Asset Recovery LLC</b>	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) See instructions. <b>901 Northpoint Parkway, Suite 310</b>	Requester's name and address (optional)
	6 City, state, and ZIP code <b>West Palm Beach, FL 33407</b>	
	7 List account number(s) here (optional)	

<b>Part I Taxpayer Identification Number (TIN)</b>	
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. <b>Note:</b> If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.	
Social security number [ ][ ]-[ ][ ]-[ ][ ][ ][ ][ ][ ] or Employer identification number 2 6 - 4 5 3 7 0 2 2	

<b>Part II Certification</b>	
Under penalties of perjury, I certify that:	
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and	
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and	
3. I am a U.S. citizen or other U.S. person (defined below); and	
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
<b>Certification instructions:</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.	
Sign Here	Signature of U.S. person ► 
	Date ► 10/19/23

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)




- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

PRESS FIRMLY TO SEAL

PRIORITY MAIL  
FLAT RATE ENVELOPE  
POSTAGE REQUIRED

PRIORITY®  
MAIL

<b>P</b>	US POSTAGE PAID IMI 10/19/2023 From 33407	
	Zone 4	Pitney Bowes CommPrice Flat Rate Envelope
		028W0002310118 9063913951
<b>USPS PRIORITY MAIL®</b>		
Gina Parrish Jupiter Asset Recovery 901 Northpoint Pkwy, Ste 310 West Palm Beach FL 33407-1953		Expected Delivery Date: 10/21/2023
		<b>0002</b>
		<b>C004</b>
ESCAMBIA COUNTY CLERK COURT TAX DEED DEPT. 190 W GOVERNMENT ST PENSACOLA FL 32502-5773		
<b>USPS TRACKING #</b>		
		
9405 5091 0515 6045 3859 19		

To schedule free Package Pickup,  
scan the QR code.

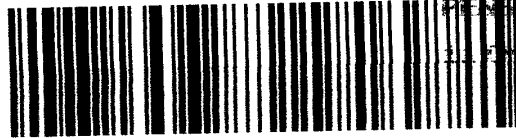


USPS.COM/PICKUP

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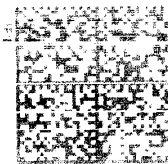
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Pensacola, FL 32502



9171 9690 0935 0127 1766 09

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KAREN CHARLENE ALEXANDER  
1417 POPPY AVE  
PENSACOLA, FL 32507

Tax Deed File # 1023-28  
Certificate # 03166 of 2021

32502-5833  
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VAC

NIXIE

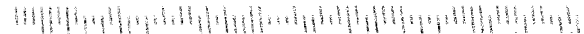
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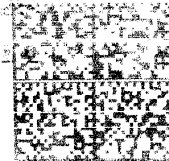


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MICHAEL JAMES PERRY THORNTON  
1417 POPPY AVE  
PENSACOLA, FL 32507

Tax Deed File # 1023-28

CERTIFICATE # 02166-550001

NIXIE

522 DE 1

0010/16/23

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VACANT

UNABLE TO FORWARD

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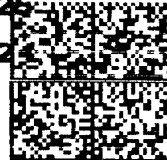
Pensacola, FL 32502



PENSACOLA FL 325

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ESCAMBIA COUNTY COMMUNITY  
DEVELOPMENT BLOCK GRANT  
PROGRAM [1023-28]  
PO BOX 18178  
PENSACOLA, FL 32523-8178

NIXIE

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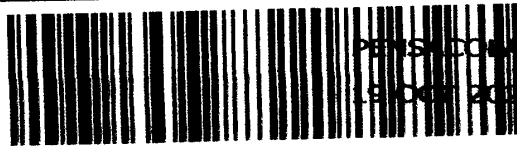
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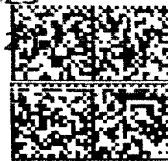


PENSACOLA FL 325

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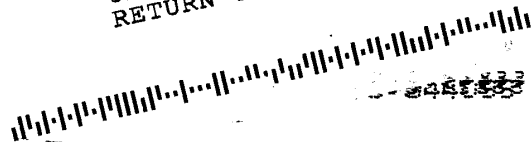
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RETURN TO SENDER  
UNABLE TO FORWARD  
UNABLE TO FORWARD  
RETURN TO SENDER



NIXIE 352 DC 1009 0011/28/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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