512
R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

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

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

Sign here: _____ Date of sale 10/04/2023
Signature, Clerk of Court or Designee

INSTRUCTIONS 4 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
Total. Add the amounts in Columns 3, 4 and 5

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

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

FLORIDA

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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: _____
Signature, Tax Collector or Designee

Escambia, Florida

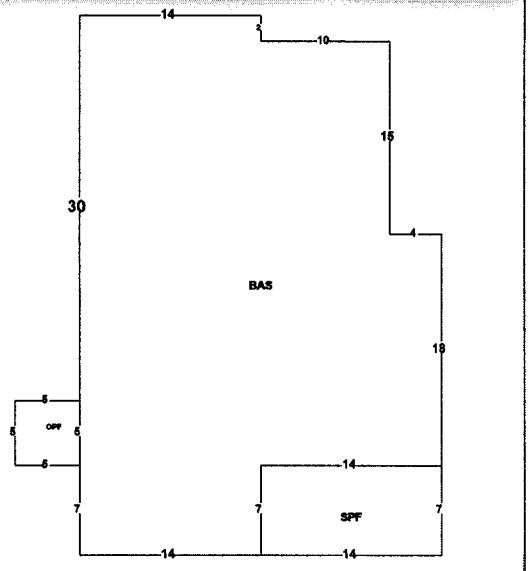
Date May 1st, 2023

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

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)

Chris Jones
Escambia County Property Appraiser

Real Estate Search **Tangible Property Search** **Sale List**

Back

Nav. Mode ◉ Account ○ Parcel ID

Printer Friendly Version

General Information

Parcel ID:	502S305000008004
Account:	080145000
Owners:	THORNTON MICHAEL JAMES PERRY ALEXANDER KAREN CHARLENE EST OF
Mail:	11 TREADWAY ST SAVANNAH, GA 31407
Situs:	1417 POPPY AVE 32507
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2022	$24,000	$58,191	$82,191	$71,606
2021	$19,000	$46,097	$65,097	$65,097
2020	$19,000	$40,541	$59,541	$59,541

Disclaimer

Tax Estimator

File for New Homestead Exemption Online

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/28/2018	7960	306	$100	CJ	
08/28/2018	7960	302	$100	CJ	
12/1988	2637	400	$100	CJ	
04/1988	2537	283	$100	CJ	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2022 Certified Roll Exemptions

None

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

Extra Features

FRAME GARAGE

Parcel Information

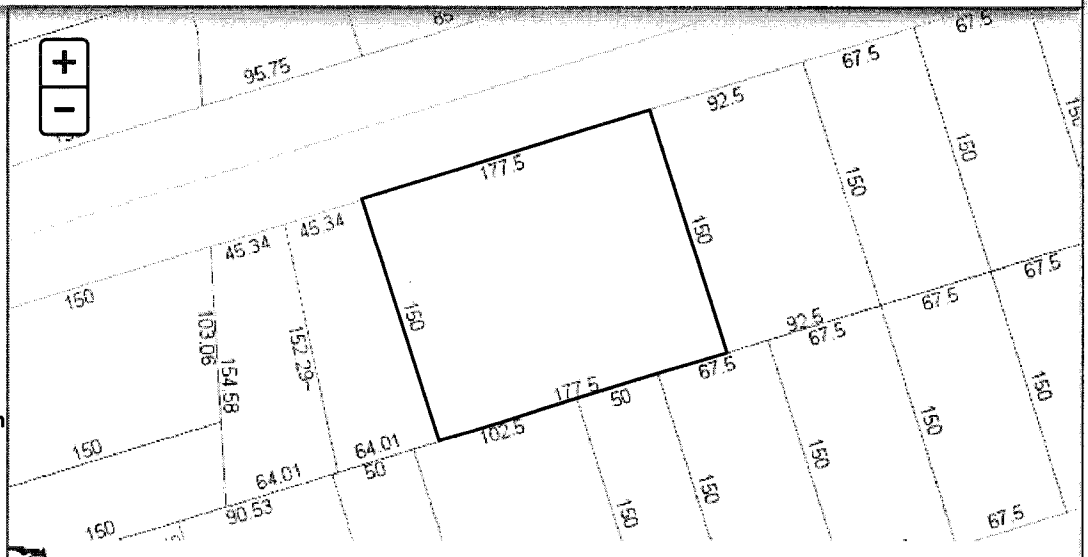
Launch Interactive Map

Section Map Id: CA205

Approx. Acreage: 0.6082

Zoned: MDR

Evacuation & Flood Information Open Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023036265 5/8/2023 11:23 AM
OFF REC BK: 8973 PG: 1107 Doc Type: TDN

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

perdido
title & abstract, inc.

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

TAX DEED SALE DATE: **OCT 4, 2023**

TAX ACCOUNT #: **08-0145-000**

CERTIFICATE #: **2021-3166**

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

YES	NO	
☐	☒	**Notify City of Pensacola, P.O. Box 12910, 32521**
☐	☒	**Notify Escambia County, 190 Governmental Center, 32502**
☐	☒	**Homestead for _2022_ 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 17th 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)

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

Recorded in Public Records 05/01/2014 at 01:44 PM OR Book 7164 Page 1290, Instrument #2014029914, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

ESCAMBIA COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
Escambia County, Florida

LIEN AGREEMENT

Applicant's Name	Address of Property	Lot(s)
Elsie P. Thornton a/k/a Elsie O. Thornton	1417 Poppy Avenue Pensacola, Florida 32507	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 **25th 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

Signature
(Elsie P. Thornton)

Signature

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 25th 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.

Signature

DERRICK ANDRE WILLIAMS
MY COMMISSION # FF090958
EXPIRES: March 15, 2018

Notary Public

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

Recorded in Public Records 7/19/2017 4:36 PM OR Book 7747 Page 500, Instrument #2017055238, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

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

EMERALD COAST UTILITIES AUTHORITY

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES 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
My Commission Expires 04/12/2019
Commission No. FF 213885

Jamie D. Rogers
Notary Public – State of Florida

RWK:ls
Revised 05/31/11

Recorded in Public Records 4/26/2019 11:04 AM OR Book 8085 Page 339, Instrument #2019036440, Pam Childers Clerk of the Circuit Court Escambia County, FL

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

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

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. /

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

Case No. 2019 CA 636
"N"

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
secondary email: 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

O2388898.v1

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
11 TREADWAY ST
SAVANNAH, GA 31407

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

ESCAMBIA COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
P0 BOX 18178
PENSACOLA, FL 32523-8178

MICHAEL JAMES PERRY THORNTON
1417 POPPY AVE
PENSACOLA, FL 32507

KAREN CHARLENE ALEXANDER
1417 POPPY AVE
PENSACOLA, FL 32507

REGIONS BANK / AMSOUTH BANK
C/O LESLIE S WHITE
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

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.

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

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.

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Dated this 14th day of August 2023.

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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

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]
P0 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 32
AUG 2023 PM 2

9171 9690 0935 0127 2246 45

quadient
FIRST-CLASS MAIL
IMI
$007.18 0
08/17/2023 ZIP 32502
043M3121925I

US POSTAGE

2023 AUG 32 A 11:43
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

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

NIXIE 322 FE 1 0008/27/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

94009210872381 70 32507-2240 17 BWF
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

9171 9690 0935 0127 2246 52

quadient
FIRST-CLASS MAIL
IMI
$007.18
08/17/2023 ZIP 32502
043M31219251

US POSTAGE

2023 AUG 32 11:43

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

NIXIE 322 FE 1 0008/27/23
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

94009210872382 20 32507-224017 BWD
32502>2838

BC: 32502583335 *2738-02976-17-36

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:

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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 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, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 25th 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

Mylinda Johnson (COC)

From: Laurin Gray (COC)
Sent: Wednesday, October 4, 2023 1:47 PM
To: Emily Hogg (COC); Mylinda 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

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
190 W. Government Street, Pensacola FL 32502
www.EscambiaClerk.com

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

From: 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 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 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.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
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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

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

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OFFICE OF THE
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ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

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	VIEW IMAGES
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	

FEES

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

Chunyun Liu

$100,100.00

Deposit

$5005.00

CIRCUIT COURT & COMPTROLLER

Home About Us FAQ

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 ledgement L
10/04/2023	2021 TD 00255	172S3								.00	$532.70	$72,870.20	02554	FL Tax Deeds, LLC	111 W. Washingtor
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: Max Land Trust Inc

Address1: 358 Hibiscus Ave

Address2:

City: Merritt Island

State: FL

Zip: 35953

Cancel Update

Page 1 of 1 30 View 1 - 4 of 4

TOTAL S: Items Count: 4 Balance: $236,265.00 Clerk Fees: $0.00 Rec Fees: $170.00 Doc Stamps: $1,740.90 Total Due: $238,175.90

Wednesday, Oct 04, 2023 09:30 AM

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:

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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

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 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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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 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:

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 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

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
P0 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 Cert	2021 TD 003166
Property Owner	Michael James Perry Thornton Est of Karen Charlene Alexander
Property Address	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 ✓		$
Additional taxes	$ Ø		$ 93,869.23
Postage final notices	$ 36.05		$ 93,833.18
ECUA	$ 20.00		$
ESC. CO.	$ 684.00	→	$ 93,129.18
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$
	$		$

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

Lien Information:

ESCCO. LIEN 7164/1290	Due $ 684.00	Paid $ 684.00
ECUA 747/500	Due $ 20.00	Paid $ 20.00
	Due $	Paid $
	Due $	Paid $
	Due $	Paid $
	Due $	Paid $
	Due $	Paid $
	Due $	Paid $
	Due $	Paid $

Notes:

Recorded in Public Records 7/19/2017 4:36 PM OR Book 7747 Page 500, Instrument #2017055238, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $10.00

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 UTILITES 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

JAMIE D. ROGERS
Notary Public
State of Florida
My Commission Expires 04/12/2019
Commission No. FF 213885

RWK:ls
Revised 05/31/11

Mylinda Johnson (COC)

From: Cassandra Strickland <cassandra.strickland@ecua.fl.gov>
Sent: Tuesday, October 10, 2023 11:18 AM
To: Mylinda 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 |
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

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

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

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.

Recorded in Public Records 05/01/2014 at 01:44 PM OR Book 7164 Page 1290,
Instrument #2014029914, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording $10.00

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

(X) Deferred Grant
Housing Rehabilitation
Sewer Connection Assistance

Lot(s)
W 42 5/10 FT LT 8
& ALL LTS 9 & 10
Block 4

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 25th 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 25th 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

DERRICK ANDRE WILLIAMS
MY COMMISSION # FF 000000
EXPIRES: March 15, 2018

Notary Public

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

Mylinda Johnson (COC)

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

Mylinda,

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

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

This one as well. ☺

Mylinda Johnson
Operations Supervisor
850-595-4813
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

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

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

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

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

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
11 TREADWAY ST
SAVANNAH, GA 31407

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

ESCAMBIA COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
P0 BOX 18178
PENSACOLA, FL 32523-8178

MICHAEL JAMES PERRY THORNTON
1417 POPPY AVE
PENSACOLA, FL 32507

KAREN CHARLENE ALEXANDER
1417 POPPY AVE
PENSACOLA, FL 32507

REGIONS BANK / AMSOUTH BANK
C/O LESLIE S WHITE
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, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 25th 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 Mylinda Johnson

Witness Emily Hogg

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

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

Jupiter ASSET Recovery

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

October 19, 2023

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

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

901 Northpoint Parkway, Suite 310, West Palm Beach, FL 33407 | Telephone 561-249-1931 | Fax 561-444-3623
www.jupiterassetrecovery.com

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.

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

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

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: Monique Wilson

Print Name: Monique Wilson

MONIQUE WILSON
Notary Public, Georgia
Chatham County
My Commission Expires
May 12, 2026

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

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

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

GINA PARRISH
MY COMMISSION EXPIRES DECEMBER 20, 2023
#GG 367921
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

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

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.
Jupiter Asset Recovery LLC

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.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶

Note: 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.

☐ 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)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
901 Northpoint Parkway, Suite 310

Requester's name and address (optional)

6 City, state, and ZIP code
West Palm Beach, FL 33407

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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 *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number
2 6 – 4 5 3 7 0 2 2

Part II Certification

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.

Certification instructions. 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.*

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.*

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Gina Parrish
Jupiter Asset Recovery
901 Northpoint Pkwy, Ste 310
West Palm Beach FL 33407-1953

0002

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ESCAMBIA COUNTY CLERK COURT
TAX DEED DEPT.
190 W GOVERNMENT ST
PENSACOLA FL 32502-5773

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Ryan Shirley Law, P.A.
901 Northpoint Parkway, Ste. 310 West Palm Beach, FL 33407
(561) 660-8613 | rshirley@ryanslaw.net

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 JUL 23 A 10: 45

ESCAMBIA COUNTY, FL

July 16, 2024

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

ATTENTION: Tax Deed Department

Re: Tax Deed ID: 2021TD003166/Thornton Estate

Gentlemen:

Enclosed please find the Certified Order Summary Administration for the above-mentioned Tax Deed surplus funds after sale which took place on October 4, 2023.

Thank you for your help in this matter.

Very Truly Yours,

Gina Parrish
Admin. Assistant

Enclosures

Recorded in Public Records 7/3/2024 8:10 AM OR Book 9169 Page 1553, Instrument #2024050768, Pam Childers Clerk of the Circuit Court Escambia County, FL

Filing # 201779519 E-Filed 07/02/2024 12:44:23 PM

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

IN RE: ESTATE OF

CASE NO.: 2024-CP-000879

DIVISION: U

MICHAEL JAMES PERRY THORNTON,
Deceased.
_____/

ORDER OF SUMMARY ADMINISTRATION
(testate – single petitioner)

On the petition of Katherine Thornton a/k/a Kathy W. Thornton, for summary administration in the estate Michael James Perry Thornton, deceased, the court finding that the decedent died on August 26, 2020; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated February 7, 2020, has been admitted to probate by order of this court as and for the last will of the decedent; 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 the assets of the decedent to:

Name	**Asset, Share or Amount**	
Katherine Thornton a/k/a Kathy W. Thornton	50% interest in surplus proceeds in the approximate amount of $93,833.18, from Escambia County, Florida, Tax Deed File No. 1023-28, held October 4, 202	100% ($46,916.59*)

**Amounts listed in Paragraph 1 are approximate and are subject to change due to Clerk's fees, liens, etc. Katherine Thornton a/k/a Kathy W. Thornton is entitled to a one-half interest in any remaining surplus being held by the Escambia County Clerk of Court.*

2. That petitioner and beneficiary, Katherine Thornton a/k/a Kathy W. Thornton, is hereby entitled to assign her portion of the estate's assets as set forth herein, or whatever amount is being held by the County Clerk, to Jupiter Asset Recovery, LLC in accordance with her contract with the company for purposes of collection on behalf of the estate.

3. That debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of the decedent are registered, are hereby 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 that the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

DONE and ORDERED in Escambia County, Florida

07/02/2024 09:57:12 A
2024 CP 000879

signed by CIRCUIT COURT JUDGE W. JOEL BOLES 07/02/2024 09:57:12 GMT-05:00

CIRCUIT COURT JUDGE

Copies furnished:

Ryan Shirley Law P.A.
rshirley@ryanslaw.net

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: D.C.
DATE: 7/9/2024

Ryan Shirley, Esquire
Jupiter Asset Recovery
901 Northpoint Pkwy., Ste., 310
West Palm Beach, FL 33407

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16 JUL 2024 PM 2

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PAM CHILDERS
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2024 JUL 23 A 10:45
ESCAMBIA COUNTY, FL

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

32502-577390

Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 5, 2024

Jupiter Asset Recovery LLC
901 Northpoint Parkway Ste 310
West Palm Beach FL 33407

Re: Tax Certificate 2021 TD 03166

Dear Mr. Shirley,

Please find enclosed check #900037471 in the amount of $46,564.59. This amount represents payment of the claim submitted by you for the surplus funds being held by the Clerk's office as a result of the tax deed sale of the real property located at 1417 Poppy Avenue, Pensacola FL 32507.

The funds have been disbursed based on the Order of Summary Administration, Probate case # 2024 CP 000879.

Estate of Michael James Perry Thornton
Heir: Katherine Thornton a/k/a Kathy W. Thornton

Total $46,564.59

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: _____
Mylinda K. Johnson, Deputy Clerk
Official Records Division

/mj
Enclosures

CERTIFIED MAIL™

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

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COUNTY, FL

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KAREN CHARLENE ALEXANDER
1417 POPPY AVE
PENSACOLA, FL 32507

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

32507-2240

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VACANT
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Clerk of the Circuit Court & Comptr
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MICHAEL JAMES PERRY THORNTON
1417 POPPY AVE
PENSACOLA, FL 32507

Tax Deed File # 1023-28

32502-5833
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Pensacola, FL 32502

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CLERK OF CIRCUIT COURT
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ESCAMBIA COUNTY, FL

ESCAMBIA COUNTY COMMUNITY
DEVELOPMENT BLOCK GRANT
PROGRAM [1023-28]
P0 BOX 18178
PENSACOLA, FL 32523-8178

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Clerk of the Circuit Court & Comptroller
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UNABLE TO FORWARD

BC: 32502583335 *2738-06029-19-38

DATE OF AUCTION:	10/4/2023
TAX ACCOUNT NO:	08-0145-000
CERT NO:	2021 TD 03166
FILE NO:	1023·28
PROPERTY ADDRESS:	1417 POPPY AVE 32507
BALANCE OF SURPLUS:	$93,129.18
DATE OF SURPLUS NOTICE:	OCT. 11, 2023
OWNERS AT TIME OF AUCTION:	MICHAEL JAMES PERRY THORNTON EST OF KAREN CHARLENE ALEXANDER
DATE OF CLAIM:	JUL. 23, 2024
CLAIMANT:	JUPITER ASSET ON BEHALF OF KATHERINE THORNTON (HEIR OF MICHAEL JAMES PERRY THORNTON) 50% INTEREST $46,564.59
LIENHOLDERS:	ESCAMBIA COUNTY BLOCK PROGRAM PAID FROM SURPLUS ECUA PAID FROM SURPLUS
120 DAY CLAIM PERIOD:	FEB. 1, 2024
CLAIMS FILED?	N/A

Okay to pay
8/2/24 if no
appeals on
case # 24 CP 879.

OK TO
PAY
8/2/24
IF NO APPEALS?