

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300098

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
13-0837-202	2021/6232	06-01-2021	UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69

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

<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.	24,116.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</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.



# 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

1123.10

## 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	CAMPION JAMES J 224 E GARDEN ST #102 PENSACOLA, FL 32502 224 E GARDEN ST 102 13-0837-202 UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69	Certificate #	2021 / 6232
		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)
# 2021/6232	06/01/2021	506.92	25.35	532.27
→ Part 2: Total*				532.27


## 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)
# 2022/6780	06/01/2022	527.62	6.25	26.38	560.25
Part 3: Total*					560.25

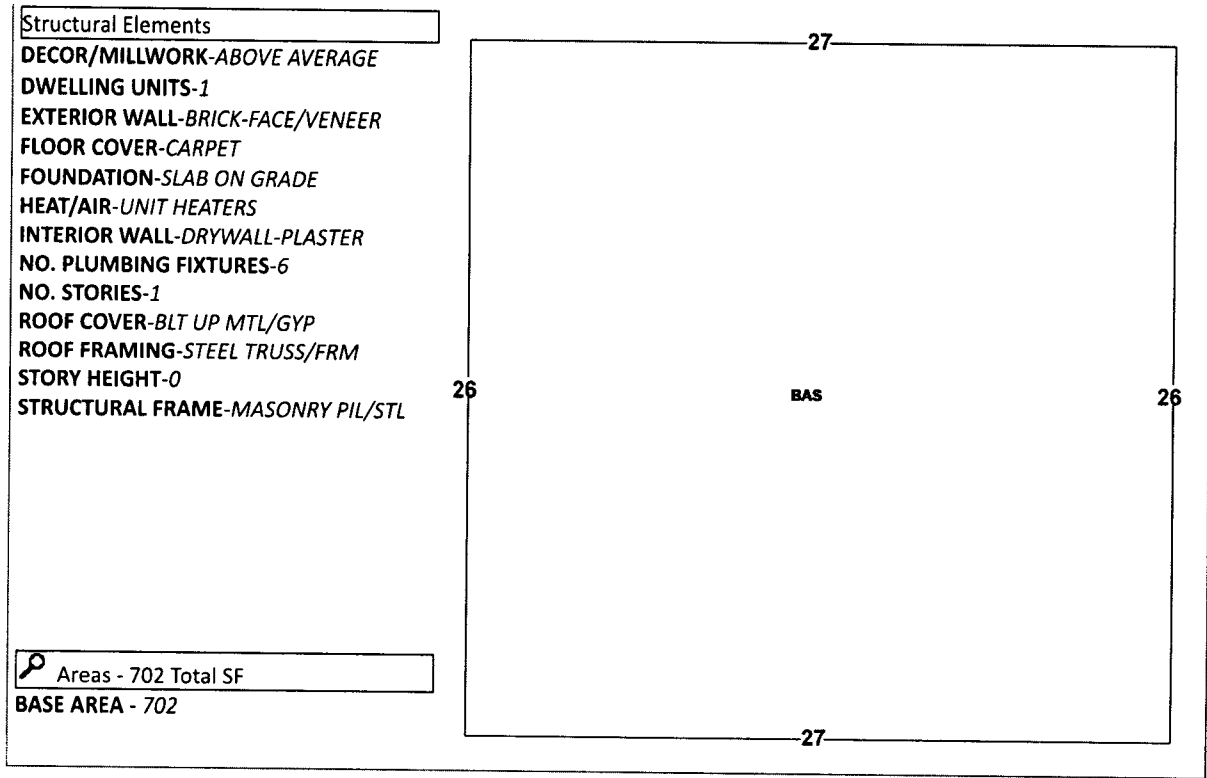
## Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,092.52
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	485.98
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)	1,953.50

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 	Escambia, Florida
Signature, Tax Collector or Designee	Date May 1st, 2023

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



Images

None

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:05/04/2023 (tc.3029)



# Chris Jones Escambia County Property Appraiser

Real Estate Search



Tangible Property Search

Sale List

◀ Nav. Mode ● Account ○ Parcel ID ▶

Printer Friendly Version

<b>General Information</b>		<b>Assessments</b>				
<b>Parcel ID:</b>	000S008006102001	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	130837202	2022	\$0	\$91,260	\$91,260	\$48,232
<b>Owners:</b>	CAMPION JAMES J	2021	\$0	\$75,816	\$75,816	\$46,828
<b>Mail:</b>	224 E GARDEN ST #102 PENSACOLA, FL 32502	2020	\$0	\$75,816	\$75,816	\$46,182
<b>Situs:</b>	224 E GARDEN ST 102 32502	<b>Disclaimer</b>				
<b>Use Code:</b>	CONDO-RES UNIT 🔑	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	DOWNTOWN, PENSACOLA CITY LIMITS	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>					
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION
09/04/2013	7073	17	\$50,000	WD		Legal Description
11/1996	4075	1815	\$70,500	WD		UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features
						None

**Section Map Id:**  
CA069

**Approx. Acreage:**  
4.0118

**Zoned:** 🔑  
C-2A

**Evacuation & Flood Information**  
[Open Report](#)

**Parcel Information**

**Launch Interactive Map**

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

## Buildings

Address: 224 E GARDEN ST 102, Year Built: 1973, Effective Year: 1984, PA Building ID#: 16793

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037273 5/10/2023 3:44 PM  
OFF REC BK: 8975 PG: 550 Doc Type: TDN

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06232**, 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:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS  
OR 7073 P 17 CA 69**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 130837202 (1123-10)**

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

**JAMES J CAMPION**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 10th 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 #: 13-0837-202 CERTIFICATE #: 2021-6232

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: August 2, 2003 to and including August 2, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: August 3, 2023

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

August 3, 2023

Tax Account #: **13-0837-202**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES J CAMPION**

**By Virtue of Warranty Deed recorded                      in OR                      /                      (add additional information/  
abstractor's notes here or delete)**

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

**a. Mortgage/Judgment/Lien/etc. in favor of \_\_\_\_\_ recorded \_\_\_\_\_ OR XXXX/XXXX  
List them all**

4. Taxes:

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

**Tax Account #: 13-0837-202**

**Assessed Value: \$48,232.00**

**Exemptions: HOMESTEAD**

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **CARLTON PALMS CONDOMINIUM ASSOCIATION, INC.**

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:** NOV 1, 2023

**TAX ACCOUNT #:** 13-0837-202

**CERTIFICATE #:** 2021-6232

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.

**JAMES J CAMPION**  
**224 E GARDEN ST #102**  
**PENSACOLA, FL 32502**

**CARLTON PALMS**  
**CONDOMINIUM ASSOCIATION INC**  
**224 E GARDEN ST SUITE 8**  
**PENSACOLA, FL 32502**

Certified and delivered to Escambia County Tax Collector, this 3<sup>rd</sup> day of August, 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**

**August 3, 2023**

**Tax Account #:13-0837-202**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS  
OR 7073 P 17 CA 69**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 13-0837-202(1123-10)**

This instrument prepared by:

✓ Denis A. Braslow  
Attorney at Law  
917 N. 12TH AVE  
Pensacola, FL 32501

Parcel ID Number: 00-0S-00-8006-102-001

## Warranty Deed

This Indenture, Made this 4th day of September, 2013 A.D., Between  
Annabeth Carter, a single woman

of the County of Jefferson, State of Alabama, grantor, and  
James J. Campion, a single man

whose address is: 224 E. Garden Street #102, Pensacola, FL 32502

of the County of Escambia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Escambia State of Florida to wit:

Unit 102, Carlton Palms, a condominium according to the Declaration of  
Condominium recorded in Official Records Book 3714, Page 822, as amended in  
Official Records Book 3769, Page 212 and Official Records Book 4060, Page  
194, all of the Public Records of Escambia County, Florida; together with  
an undivided interest in and to the common elements as described in said  
Declaration, as amended appurtenant thereto, all in accordance with and  
subject, however, to all the provisions of the said Declaration of  
Condominium of Carlton Palms.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mary A. Mann Mary A. Mann  
Printed Name: Mary A. Mann  
Witness

Annabeth Carter (Seal)  
Annabeth Carter  
P.O. Address: 1368 Kendall Place, Birmingham, AL 35209

Joseph S. Due  
Printed Name: Joseph S. Due  
Witness

STATE OF Alabama  
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this  
Annabeth Carter, a single woman

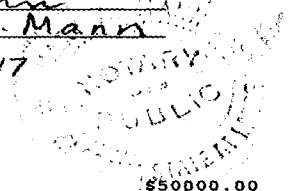
4th day of September, 2013 by

who is personally known to me or who has produced her

military ID card.

as identification.

Mary A. Mann  
Printed Name: Mary A. Mann  
Notary Public  
My Commission Expires: 07/05/2017



STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06232 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES J CAMPION	CARLTON PALMS CONDOMINIUM ASSOCIATION INC
224 E GARDEN ST #102	224 E GARDEN ST SUITE 8
PENSACOLA, FL 32502	PENSACOLA, FL 32502

WITNESS my official seal this 14th day of September 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 November 1, 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. 06232**, 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:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS  
OR 7073 P 17 CA 69**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 130837202 (1123-10)**

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

**JAMES J CAMPION**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 18th day of September 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:

224 E GARDEN ST 102 32502



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

By:  
Emily Hogg  
Deputy Clerk

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### Personal Services:

**JAMES J CAMPION**  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

**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**

1123-10

**Document Number:** ECSO23CIV034444NON

**Agency Number:** 23-010075

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06232 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JAMES J CAMPION

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:38 AM and served same at 9:12 AM on 9/25/2023 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: \_\_\_\_\_

*7 July 24*

L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM



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### Post Property:

**224 E GARDEN ST 102 32502**



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

By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY  
SHERIFF'S OFFICE  
CIVIL UNIT

2023 SEP 22 10:46:39

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

**Document Number:** ECSO23CIV034446NON

**Agency Number:** 23-010076

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 06232 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: JAMES J CAMPION

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 9/22/2023 at 10:38 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for JAMES J CAMPION , Writ was returned to court UNEXECUTED on 10/12/2023 for the following reason:

PER PROPERTY MANAGER AT GIVEN ADDRESS, SUBJECT IS OWNER OF UNIT 102, HOWEVER, HE DOES NOT LIVE THERE. ATTEMPTED SERVICE AT 10095 HILLVIEW DRIVE, HOWEVER, NOT ABLE TO SERVE SUBJECT DUE TO HEALTH ISSUE CONCERNS; SON WAS CONTACTED AND SON AGREED.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

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

  
C. CEPHAS, 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 November 1, 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. 06232**, 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:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69**

**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**TAX ACCOUNT NUMBER 130837202 (1123-10)**

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

**JAMES J CAMPION**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **1st day of November 2023**.

Dated this 18th day of September 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.

### Personal Services:

**JAMES J CAMPION**  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

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



By:  
Emily Hogg  
Deputy Clerk

2023 SEP 22 10:10:56  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

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**SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

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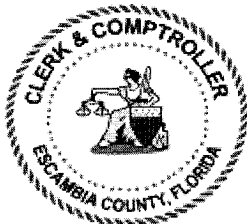
Dated this 18th day of September 2023.

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### Personal Services:

**JAMES J CAMPION**  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

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



By:  
Emily Hogg  
Deputy Clerk

JAMES J CAMPION [1123-10]  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

9171 9690 0935 0129 1253 53

CARLTON PALMS CONDOMINIUM  
ASSOCIATION INC [1123-10]  
224 E GARDEN ST SUITE 8  
PENSACOLA, FL 32502

9171 9690 0935 0129 1253 60

Contact -  
Family

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

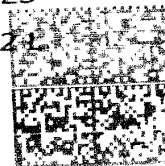
**CERTIFIED MAIL™**



9171 9690 0935 0129 1253 53

PENSACOLA FL 325

21 OCT 2023 PM 21



quadrant

FIRST CLASS MAIL  
IMI

**\$007.18<sup>9</sup>**

09/21/2023 ZIP 32502  
043M31710254

US POSTAGE

2023 OCT -2 A 11:23  
MUBIA OCCURANCE  
JAMES J CAMPION [1123-10]  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

NIXTE

322 FE 1

0009/28/23

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

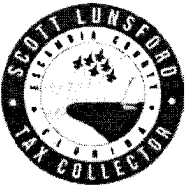
UTF

BC: 32502583335

\*2738-03170-21-37

32502583335





# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

## 2023

## REAL ESTATE

## TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
13-0837-202	17		000S008006102001

CAMPION JAMES J  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

PROPERTY ADDRESS:  
224 E GARDEN ST 102

EXEMPTIONS:  
HOMESTEAD EXEMPTION

### PRIOR YEAR(S) TAXES OUTSTANDING

21 | 6232

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED	
COUNTY	6.6165	49,678	25,000	24,678	163.28	
PUBLIC SCHOOLS						
BY LOCAL BOARD	1.9620	49,678	25,000	24,678	48.42	
BY STATE LAW	3.1820	49,678	25,000	24,678	78.53	
PENSACOLA	4.2895	49,678	25,000	24,678	105.86	
DOWNTOWN	2.0000	49,678	25,000	24,678	49.36	
WATER MANAGEMENT	0.0234	49,678	25,000	24,678	0.58	
M.S.T.U. LIBRARY	0.3590	49,678	25,000	24,678	8.86	
ESCAMBIA CHILDRENS TRUST	0.4365	49,678	25,000	24,678	10.77	
TOTAL MILLAGE		18.8689	AD VALOREM TAXES		\$465.66	
LEGAL DESCRIPTION			NON-AD VALOREM ASSESSMENTS			
UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 See Additional Legal on Tax Roll	TAXING AUTHORITY		RATE		AMOUNT	
	SW STORMWATER(CITY OF PENSACOLA)				30.40	
			NON-AD VALOREM ASSESSMENTS		\$30.40	
Pay online at EscambiaTaxCollector.com			COMBINED TAXES AND ASSESSMENTS			
Payments must be in U.S. funds drawn from a U.S. bank			\$496.06			
If Paid By	Nov 30, 2023	Dec 31, 2023	Jan 31, 2024	Feb 29, 2024	Mar 31, 2024	
Please Pay	\$476.22	\$481.18	\$486.14	\$491.10	\$496.06	

RETAIN FOR YOUR RECORDS

### 2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312  
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

### PRIOR YEAR(S) TAXES OUTSTANDING

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

#### PAY ONLY ONE AMOUNT

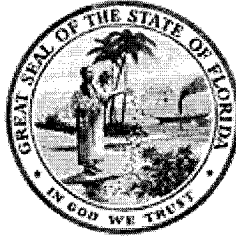
AMOUNT IF PAID BY	Nov 30, 2023
	476.22
AMOUNT IF PAID BY	Dec 31, 2023
	481.18
AMOUNT IF PAID BY	Jan 31, 2024
	486.14
AMOUNT IF PAID BY	Feb 29, 2024
	491.10
AMOUNT IF PAID BY	Mar 31, 2024
	496.06

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
13-0837-202
PROPERTY ADDRESS
224 E GARDEN ST 102

CAMPION JAMES J  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

**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 # 006232 of 2021 Date 11/1/2023  
 Name WILLIAM TENNIS**

**Cash Summary**

Cash Deposit	\$4,205.00
Total Check	\$80,526.20
Grand Total	\$84,731.20

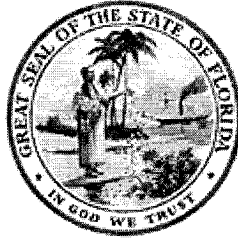
Purchase Price (high bid amount)	\$84,100.00	Total Check	\$80,526.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$588.70	Adv Doc. Stamps	\$588.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$27,998.39	Postage	\$14.42
		Researcher Copies	\$0.00
- postage	\$14.42		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$24,839.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,144.97	Registry of Court	\$3,144.97
Purchase Price (high bid)	\$84,100.00		
-Registry of Court	\$3,144.97	Overbid Amount	\$80,940.61
-advance recording (for mail certificate)	\$18.50		
-postage	\$14.42		
-Researcher Copies	\$0.00		
= Overbid Amount	\$80,940.61		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk



**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 DOMESTIC RELATIONS  
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 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 006232**

**Sold Date 11/1/2023**

**Name WILLIAM TENNIS**

RegistryOfCourtT = TAXDEED	\$3,144.97
overbidamount = TAXDEED	\$80,940.61
PostageT = TD2	\$14.42
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$588.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 <b>VIEW IMAGES</b>
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 006232	
5/4/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/4/2023	TD84	PA INFO	
5/5/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023034800	
5/12/2023	TD84	TDA NOTICE	
8/23/2023	TD82	PROPERTY INFORMATION REPORT	
9/21/2023	TD81	CERTIFICATE OF MAILING	
9/29/2023	CheckVoided	CHECK (CHECKID 130082) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
9/29/2023	CheckMailed	CHECK PRINTED: CHECK # 900036076 - - REGISTRY CHECK	
10/5/2023	TD84	SHERIFF'S RETURN OF SERVICE	
10/10/2023	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
10/30/2023	TD84	2023 TAX BILL	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/4/2023 11:21:27 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/4/2023 11:21:28 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/4/2023 11:21:27		PREPARE ANY				

AM	TD4	INSTRUMENT	7.00	7.00	0.00	0.00
5/4/2023 11:21:29 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/4/2023 11:23:08 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 10:54:18 AM	2023034800	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 9:09:43 AM	Check (outgoing)	101831433	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036076 CLEARED ON 9/29/2023
5/5/2023 10:54:18 AM	Deposit	101789615	ASSEMBLY TAX 36 LLC		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			8,200.00		-7,880.00	

78769

William Tennis

Deposit  
\$4,205.00

\$84,100.00

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

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
11/01/2023	2021 TD 006323	000								\$0.00	\$70.70	\$9,708.20	06323	Terry Grant Thoms	5 Ensensada Quat
11/01/2023	2021 TD 006232	000								\$0.00	\$588.70	\$80,526.20	06232	William Wall Tennis II	149 Ferry Rd NE
11/01/2023	2021 TD 006126	305								\$0.00	\$210.70	\$28,848.20	06126	David Heath Bryan	6441 W Hwy 4 Ce
11/01/2023	2021 TD 006123	305								\$0.00	\$277.20	\$37,939.70	06123	Ocean Tax Deed	Ir 358 Hibiscus Ave
11/01/2023	2021 TD 005943	115								\$0.00	\$162.40	\$22,244.90	05943	Ocean Tax Deed	Ir 358 Hibiscus Ave
11/01/2023	2021 TD 004595	111								\$0.00	\$210.70	\$28,848.20	04595	Thao Brewer	4048 Ashland Ave
11/01/2023	2021 TD 002735	332								\$0.00	\$358.90	\$50,476.40	02735	FL Tax Deeds, LLC	111 W. Washington
11/01/2023	2021 TD 000744	201								\$0.00	\$50.40	\$6,832.90	00744	Robert W. Alexand	4874 la Ventana Tr
11/01/2023	2021 TD 000324	071								\$0.00	\$420.70	\$67,558.20	00324	Pradeep M. Parekh	754 boulder creek
11/01/2023	2021 TD 000285	061								\$0.00	\$70.70	\$9,708.20	00285	Andala Enterprises	5201 North Davis

**Edit Name on Title**  
**Name on Title** | **Custom Fields** | **Style**  
**Case Number: 2021 TD 006232**  
**Result Date: 11/01/2023**  
**Title Information:**  
Name:   
Address1:   
Address2:   
City:   
State:   
Zip:

Page 1 of 1

View 1 - 10 of 10



# Escambia Sun Press

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

## STATE OF FLORIDA

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE – 11-01-2023 – TAX CERTIFICATE #'S 06232

in the Court  
was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

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

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2023.10.19 11:23 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 19TH day of OCTOBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2023.10.19 11:16:51 -05'00'

**HEATHER TUTTLE  
NOTARY PUBLIC**



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 06232, 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:

UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130837202 (1123-10)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of November, which is the 1st day of November 2023.

Dated this 21st day of September 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-09-28-10-05-12-19-2023

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

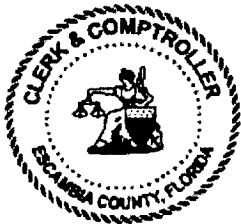
**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 06232 of 2021**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on September 14, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

JAMES J CAMPION      CARLTON PALMS CONDOMINIUM ASSOCIATION INC  
224 E GARDEN ST #102   224 E GARDEN ST SUITE 8  
PENSACOLA, FL 32502   PENSACOLA, FL 32502

WITNESS my official seal this 14th day of September 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

**STATE OF FLORIDA**

County of Escambia

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

NOTICE in the matter of TAX DEED SALE

DATE - 11-01-2023 - TAX CERTIFICATE #'S 06232

in the Court  
was published in said newspaper in the issues of

SEPTEMBER 28 & OCTOBER 5, 12, 19, 2023

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

Digitally signed by Michael P. Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P  
Driver  
Date: 2023.10.19 11:11:23 -05'00'

**PUBLISHER**

Sworn to and subscribed before me this 19TH day of OCTOBER  
A.D., 2023

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793800064AAE, cn=Heather Tuttle  
Date: 2023.10.19 11:16:51 -05'00'

**HEATHER TUTTLE**  
**NOTARY PUBLIC**



**HEATHER TUTTLE**  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

Page 1 of 1

**NOTICE OF APPLICATION FOR  
TAX DEED**

NOTICE IS HEREBY GIVEN, That ASSEMBLY TAX 36 LLC holder of Tax Certificate No. 06232, 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:

UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 130837202 (1123-10)

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

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of November, which is the 1st day of November 2023.

Dated this 21st day of September 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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-09-28-10-05-12-19-2023

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023088999 11/6/2023 3:09 PM  
OFF REC BK: 9064 PG: 1787 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$588.70

Tax deed file number 1123-10

Parcel ID number 000S008006102001

## TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 06232 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 1st day of November 2023, the land was offered for sale. It was sold to **William Wall Tennis II**, 149 Ferry Rd NE Fort Walton Beach FL 32548, 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.

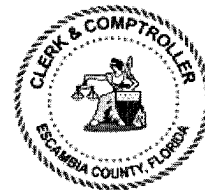
**Description of lands: UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69 SECTION 00, TOWNSHIP 0 S, RANGE 00 W**

**\*\* Property previously assessed to: JAMES J CAMPION**

On 1st day of November 2023, in Escambia County, Florida, for the sum of ( \$84,100.00) EIGHTY FOUR THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

witness Melinda Johnson  
witness Emily Hogg

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



On this 1st day of November, 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

[illegible]





# 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

JAMES J CAMPION  
224 E GARDEN ST #102  
PENSACOLA, FL 32502

Tax Deed File # 1123-10  
Certificate # 06232 of 2021  
Account # 130837202

Property legal description:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 1, 2023**, and a surplus of **\$79,694.58** (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 8th day of November 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 1836 76



# 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

CARLTON PALMS CONDOMINIUM ASSOCIATION INC  
224 E GARDEN ST SUITE 8  
PENSACOLA, FL 32502

Tax Deed File # 1123-10  
Certificate # 06232 of 2021  
Account # 130837202

Property legal description:

**UNIT 102 CARLTON PALMS CONDOMINIUM ALSO .0089289% INT IN COMMON ELEMENTS OR 7073 P 17 CA 69**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 1, 2023**, and a surplus of **\$79,694.58** (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.

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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 8th day of November 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 1836 83

# CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

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

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 130837202 Certificate # 06232 of 20 21 Sale Date: 11-1-23

Property Address: 224 East Garden Str Unit 102 Pensacola, Florida 32502

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: James Joseph Campion JR

Contact Name, if Applicable:

Address: 1024 East Strong Street Pensacola 32501

Telephone Number: 850-393-6256

Email Address: scan.campion G RNDX - USA. com

I am a (check one): ☐ Lienholder ☒ Titleholder ☐ Other

Select ONE:

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

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

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

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;

☐ Government lien; ☐ Other

Describe other: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

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

Nature of Title: ☒ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: 9-10-13 Book #: 1073 Page #: 17

Amount of surplus tax deed sale proceeds claimed: \$ 79694.58

Does the titleholder claim the subject property was homestead property: yes

## 3. I request payment of any surplus funds due to me be mailed to:

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

Signature of Claimant: [Signature]

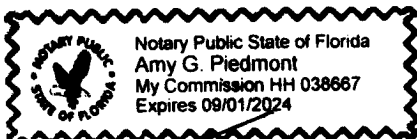
Print: Sean Campion as attorney in fact for James Joseph Campion Jr.

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this 30 day of November, 2023 by Sean Campion as attorney in fact for James Joseph Campion, Jr.



Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known ☐ OR Produced Identification ☐ Type of Identification Produced \_\_\_\_\_

**DURABLE POWER OF ATTORNEY**  
**OF**  
**JAMES JOSEPH CAMPION, JR.**

**Prepared by:**

**KRAMER A. LITVAK**  
**LITVAK BEASLEY WILSON & BALL, LLP**  
**40 S Palafox Place, Suite 300**  
**Pensacola, Florida 32502**

**850-432-9818**  
**kramer@lawpensacola.com**

## **DURABLE POWER OF ATTORNEY**

### **OF**

### **JAMES JOSEPH CAMPION, JR.**

I, JAMES JOSEPH CAMPION, JR., with an address of 10095 Hillview Drive, Pensacola, Florida 32514, make, constitute and nominate my son, SEAN CAMPION, as my agent. If SEAN CAMPION dies, becomes incapacitated, resigns, or ceases to act, I make, constitute and nominate my son, WILLIAM CAMPION, as my agent.

### **ARTICLE I**

I hereby give and grant unto my said agent full power and authority to act for me in any lawful way with respect to the powers enumerated in Article II, and to the powers which I have initialed in Article III, of this durable power of attorney.

### **ARTICLE II**

My agent is authorized to act for me in my name, place and stead and may exercise any or all of the powers contained in this Article II.

**2.1 Banking and Other Financial Institution Transactions.** With regard to banking and other financial institution transactions, my agent shall have the authority to conduct banking transactions as provided in section 709.2208(1), Florida Statutes.

**2.2 Investment Transactions.** With regard to stock and bond transactions, my agent shall have the authority to conduct investment transactions as provided in section 709.2208(2), Florida Statutes.

**2.3 Real Property Transactions.** With regard to real property transactions, my agent may exercise all of the following powers with regard to any real property I own: (1) convey or mortgage homestead property; (2) accept as a gift or as security for a loan or reject, demand, buy, lease, receive, or otherwise acquire an interest in real property or a right incident to real property; (3) sell, exchange, convey with or without covenants, quitclaim, release, surrender, mortgage, encumber, partition, consent to partitioning, subdivide, apply for zoning, rezoning, or other governmental permits, plat or consent to platting, develop, grant options concerning, lease or sublet, or otherwise dispose of an estate or interest in real property or a right incident to real property; (4) release, assign, satisfy, and enforce by litigation, action, or otherwise a mortgage, deed of trust, encumbrance, lien, or other claim to real property that exists or is claimed to exist; (5) do any act of management or of conservation with respect to an interest in real property, or a right incident to real property, owned or claimed to be owned by me, including power to insure against a casualty, liability, or loss; obtain or regain possession or protect the interest or right by litigation, action, or otherwise; pay, compromise, or contest taxes or assessments or apply for and receive refunds in connection with them; and purchase supplies, hire assistance or labor, or make repairs or alterations in the real property; (6) use, develop, alter, replace, remove, erect, or install

structures or other improvements on real property in which I have or claim to have an estate, interest, or right; (7) participate in a reorganization with respect to real property or a legal entity that owns an interest in or right incident to real property, receive and hold shares of stock or obligations received in a plan or reorganization, and act with respect to the shares or obligations, including selling or otherwise disposing of the shares or obligations; exercising or selling an option, conversion, or similar right with respect to the shares or obligations; and voting the shares or obligations in person or by proxy; (8) change the form of title of an interest in or right incident to real property; and (9) dedicate easements or other real property in which I have or claim to have an interest to public use, with or without consideration.

**2.4 Tangible Personal Property Transactions.** With regard to tangible personal property transactions, my agent may exercise all of the following powers: (1) accept as a gift or as security for a loan, reject, demand, buy, receive, or otherwise acquire ownership or possession of tangible personal property or an interest in tangible personal property; (2) sell, exchange, convey with or without covenants, release, surrender, mortgage, encumber, pledge, hypothecate, create a security interest in, pawn, grant options concerning, lease or sublet to others, or otherwise dispose of tangible personal property or an interest in tangible personal property; (3) release, assign, satisfy, or enforce by litigation, action, or otherwise a mortgage, security interest, encumbrance, lien, or other claim on my behalf, with respect to tangible personal property or an interest in tangible personal property; and (4) do an act of management or conservation with respect to tangible personal property or an interest in tangible personal property on my behalf, including insuring against casualty, liability, or loss; obtaining or regaining possession or protecting the property or interest by litigation, action, or otherwise; paying, compromising, or contesting taxes or assessments or applying for and receiving refunds in connection with taxes or assessments; moving from place to place; storing for hire or on a gratuitous bailment; and using, altering, and making repairs or alterations.

**2.5 Business Operation Transactions.** With regard to business operation transactions, my agent may exercise all of the following powers: (1) operate, buy, sell, enlarge, reduce, or terminate a business interest; (2) to the extent that my agent is permitted by law, to perform a duty or discharge a liability or exercise a right, power, privilege, or option that I have, may have, or claim to have under a partnership agreement, whether or not I am a general or limited partner; (3) to the extent that my agent is permitted by law, to enforce the terms of a partnership agreement by litigation, action, or otherwise; (4) to the extent that my agent is permitted by law, to defend, submit to arbitration, settle, or compromise litigation or an action to which I am a party because of membership in the partnership; (5) exercise in person or by proxy or enforce by litigation, action, or otherwise a right, power, privilege, or option I have or claim to have as the holder of a bond, share, or other instrument of similar character and defend, submit to arbitration, settle, or compromise a legal proceeding to which I am a party because of a bond, share, or similar instrument; (6) with respect to any business owned solely by me, continue, modify, renegotiate, extend, and terminate a contract made with any individual or legal entity, firm, association, or corporation by or on my behalf with respect to the business before execution of the power of attorney; (7) with respect to any business owned solely by me, to determine the location of its operation; the nature and extent of its business; the methods of manufacturing, selling, merchandising, financing, accounting, and advertising employed in its operation; the amount and types of insurance carried; and the mode of engaging, compensating, and dealing

with its accountants, attorneys, and other agents and employees; (8) with respect to any business owned solely by me, to change the name or form of organization under which the business is operated and enter into a partnership agreement with other persons or organize a corporation to take over all or part of the operation of the business; (9) with respect to any business owned solely by me, to demand and receive money due or claimed by me or on my behalf in the operation of the business and control and disburse the money in the operation of the business; (10) put additional capital into a business in which I have an interest; (11) join in a plan of reorganization, consolidation, or merger of the business; (12) sell or liquidate a business or part of it at the time and on the terms that my agent considers desirable; (13) establish the value of a business under a buy-out agreement to which I am a party; (14) prepare, sign, file, and deliver reports, compilations of information, returns, or other papers with respect to a business that are required by a governmental agency, department, or instrumentality or that my agent considers desirable and make related payments; and (15) pay, compromise, or contest taxes or assessments and do any other act that my agent considers desirable to protect me from illegal or unnecessary taxation, fines, penalties, or assessments with respect to a business, including attempts to recover, in any manner permitted by law, money paid before or after the execution of the power of attorney.

**2.6 Insurance Transactions.** With regard to insurance transactions, my agent may exercise all of the following powers: (1) continue, pay the premium or assessment on, modify, rescind, release, or terminate a contract procured by or on my behalf that insures or provides an annuity to either me or another person, whether or not I am a beneficiary under the contract; (2) procure new, different, or additional contracts of insurance and annuities for me or my spouse, children, and other dependents and select the amount, type of insurance or annuity, and mode of payment; (3) pay the premium or assessment on or modify, rescind, release, or terminate a contract of insurance or annuity procured by my agent; (4) apply for and receive a loan on the security of the contract of insurance or annuity; (5) surrender and receive the cash surrender value of a contract of insurance or annuity; (6) exercise an election; (7) change the manner of paying premiums; (8) change or convert the type of insurance contract or annuity with respect to which I have or claim to have a power described in this section; (9) apply for and procure government aid to guarantee or pay premiums of a contract of insurance on my life; (10) collect, sell, assign, hypothecate, borrow on, or pledge my interest in a contract of insurance or annuity; and (11) pay from proceeds or otherwise, compromise or contest, or apply for refunds in connection with a tax or assessment levied by a taxing authority with respect to a contract of insurance or annuity or its proceeds or liability accruing because of the tax or assessment.

**2.7 Estate, Trust, and Other Beneficiary Transactions.** With regard to estate, trust, and other beneficiary transactions, my agent may act for me in all matters that affect a trust, probate estate, guardianship, conservatorship, escrow, custodianship, or other fund from which I am, may become, or claim to be entitled, as a beneficiary, to a share or payment, including to: (1) accept, reject, receive, receipt for, sell, assign, release, pledge, exchange, or consent to a reduction in or modification of a share in or payment from the fund; (2) demand or obtain by litigation, action, or otherwise money or any other thing of value to which I am, may become, or claim to be entitled because of the fund; (3) initiate, participate in, or oppose a legal or judicial proceeding to ascertain the meaning, validity, or effect of a deed, will, declaration of trust, or other instrument or transaction affecting my interest; (4) initiate, participate in, or oppose a legal

or judicial proceeding to remove, substitute, or surcharge a fiduciary; (5) conserve, invest, disburse, or use anything received for an authorized purpose; and (6) transfer all or part of my interest in real property, stocks, bonds, accounts with financial institutions, insurance, and other property to the trustee of a revocable trust created by me as settlor.

**2.8 Claims and Litigation.** With regard to claims and litigation, my agent has the power to: (1) assert and prosecute before a court or administrative agency a claim, a claim for relief, a counterclaim, or an offset or defend against an individual, a legal entity, or a government, including suits to recover property or other thing of value, to recover damages sustained by me, to eliminate or modify tax liability, or to seek an injunction, specific performance, or other relief; (2) bring an action to determine adverse claims, intervene in an action or litigation, and act as amicus curiae; (3) in connection with an action or litigation, procure an attachment, garnishment, libel, order of arrest, or other preliminary, provisional, or intermediate relief and use an available procedure to effect or satisfy a judgment, order, or decree; (4) in connection with an action or litigation, perform any lawful act I could perform, including acceptance of tender, offer of judgment, admission of facts, submission of a controversy on an agreed statement of facts, consent to examination before trial, and binding of me in litigation; (5) submit to arbitration, settle, and propose or accept a compromise with respect to a claim or litigation; (6) waive the issuance and service of process on me, accept service of process, appear for me, designate persons on whom process directed to me may be served, execute and file or deliver stipulations on my behalf, verify pleadings, seek appellate review, procure and give surety and indemnity bonds, contract and pay for the preparation and printing of records and briefs, or receive and execute and file or deliver a consent, waiver, release, confession of judgment, satisfaction of judgment, notice, agreement, or other instrument in connection with the prosecution, settlement, or defense of a claim or litigation; (7) act for me with respect to bankruptcy or insolvency proceedings, whether voluntary or involuntary, concerning me or some other person, with respect to a reorganization proceeding or a receivership or application for the appointment of a receiver or trustee that affects my interest in real or personal property or other thing of value; and (8) pay a judgment against me or a settlement made in connection with a claim or litigation and receive and conserve money or other thing of value paid in settlement of or as proceeds of a claim or litigation.

**2.9 Personal and Family Maintenance.** With regard to personal and family maintenance, my agent may exercise all of the following powers: (1) perform the acts necessary to maintain the customary standard of living of me, my spouse and children, and other individuals customarily or legally entitled to be supported by me, including providing living quarters by purchase, lease, or other contract, or paying the operating costs, including interest, amortization payments, repairs, and taxes on premises owned by me and occupied by those individuals; (2) provide for the individuals described by Subsection (1) of this section normal domestic help, usual vacations and travel expenses, and funds for shelter, clothing, food, appropriate education, and other current living costs; (3) pay necessary medical, dental, and surgical care, hospitalization, and custodial care for the individuals described by Subsection (1) of this section; (4) continue any provision made by me for the individuals described by Subsection (1) of this section, for automobiles or other means of transportation, including registering, licensing, insuring, and replacing the automobiles or other means of transportation; (5) maintain or open charge accounts for the convenience of the individuals described by



Subsection (1) of this section and open new accounts that my agent considers desirable to accomplish a lawful purpose; and (6) continue payments incidental to my membership or affiliation in a church, club, society, order, or other organization or to continue contributions to those organizations.

**2.10 Benefits From Certain Governmental Programs or Civil or Military Service.**

With regard to benefits from social security, Medicare, Medicaid, or other governmental programs or civil or military service, my agent has the power to: (1) execute vouchers in my name for allowances and reimbursements payable by the United States, a foreign government, or a state or subdivision of a state to me, including allowances and reimbursements for transportation of the individuals described by Section 2.09(1) of this durable power of attorney, and for shipment of their household effects; (2) take possession and order the removal and shipment of my property from a post, warehouse, depot, dock, or other place of storage or safekeeping, either governmental or private, and execute and deliver a release, voucher, receipt, bill of lading, shipping ticket, certificate, or other instrument for that purpose; (3) prepare, file, and prosecute a claim to a benefit or assistance, financial or otherwise, to which I claim to be entitled under a statute or governmental regulation; (4) prosecute, defend, submit to arbitration, settle, and propose or accept a compromise with respect to any benefits I may be entitled to receive; and (5) receive the financial proceeds of a claim of the type described in this Section 2.10 of this durable power of attorney and conserve, invest, disburse, or use anything received for a lawful purpose.

**2.11 Retirement Plan Transactions.** With regard to retirement plan transactions, my agent may exercise all of the following powers: (1) apply for service or disability retirement benefits; (2) select payment options under any retirement plan in which I participate, including plans for self-employed individuals; (3) make voluntary contributions to retirement plans if authorized by the plan; (4) exercise the investment powers available under any self-directed retirement plan; (5) make "rollovers" of plan benefits into other retirement plans; (6) borrow from, sell assets to, and purchase assets from retirement plans if authorized by the plan; (7) receive, endorse, and cash payments from a retirement plan; and (8) request and receive information relating to me and my retirement plan records.

**2.12 Tax Matters.** With regard to tax matters, my agent may exercise all of the following powers: (1) prepare, sign, and file federal, state, local, and foreign income, gift, payroll, Federal Insurance Contributions Act, and other tax returns, claims for refunds, requests for extension of time, petitions regarding tax matters, and any other tax-related documents, including receipts, offers, waivers, consents, including consents and agreements under Section 2032A of the Internal Revenue Code of 1986, as amended, (the "Code"), closing agreements, and any power of attorney form required by the Internal Revenue Service or other taxing authority with respect to a tax year on which the statute of limitations has not run and 25 tax years following that tax year; (2) pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies determined by the Internal Revenue Service or other taxing authority; (3) exercise any election available to me under federal, state, local, or foreign tax law; (4) act for me in all tax matters for all periods before the Internal Revenue Service and any other taxing authority; and (5) represent me, and appoint an agent or agents to represent me, before the Internal Revenue Service or any State or other taxing authority by completing, signing, and

submitting IRS Form 2848 or any other governmental form.

**2.13 Existing and Foreign Interests.** The powers described in Article II of this durable power of attorney may be exercised equally with respect to an interest I have at the time this durable power of attorney is executed or an interest which I acquire later, whether or not the interest is located in Florida and whether or not the powers are exercised or the durable power of attorney is executed in Florida.

### ARTICLE III

My agent is authorized to perform the following specific acts for me if I have initialed the specific authority listed below:

**Initial:**

( *D, C* )

**Power to Make Annual Exclusion Gifts.** I grant to my agent the power to make gifts (outright, in trust, or otherwise) of any of my property to or to pay amounts on behalf of any person in an amount per donee which qualifies for the Federal gift tax annual exclusion under Section 2503(b) of the Internal Revenue Code of 1986, as amended, or if I am married at the time and my spouse agrees to split gifts for Federal gift tax purposes, in an amount per donee which qualifies for twice the Federal gift tax annual exclusion.

( *D, C* )

**Power to Make Additional Gifts.** I further grant to my agent the power to make gifts (outright, in trust, or otherwise) of any of my property up to the entirety thereof to, or to pay amounts on behalf of, any one or more of my descendants (including my agent, if my agent is a descendant of mine) if, in the opinion of my agent, such gifts would reduce income, estate, generation skipping transfer or state inheritance taxes. Such gifts or amounts paid to my descendants shall include those which are excludible under Section 2503(b) or Section 2503(e) of the Internal Revenue Code of 1986, as amended, or those to which the split gift provisions of Section 2513 of the Internal Revenue Code of 1986, as amended, are expected to apply. Nothing herein shall be construed to require any court action whatsoever prior to making such gifts, nor to restrict such gifts to a situation in which it must be determined that I will remain incapacitated for the remainder of my lifetime. Notwithstanding the foregoing, the gifts made by a person who is serving as my agent under this instrument to himself or herself shall not exceed in the aggregate for any calendar year the greater of five thousand dollars (\$5,000) or five percent (5%) of the fair market value of my estate (for U.S. gift tax purposes) as of December 31st of such calendar year; provided, however, if my agent is making gifts authorized by the following paragraph of this power of attorney in order to obtain or maintain eligibility for public health care benefits, then these limitations shall not apply.

( *D, C* )

( ) **Power to Make Gifts to Qualify for Public Benefits.** If my agent in my agent's sole discretion has determined that I need nursing home or other long-term

medical care and that I will receive proper medical care whether I privately pay for such care or if I am a recipient of Title XIX (Medicaid) or other public benefits, then my agent shall have the power: (i) to take any and all steps necessary, in my agent's judgment, to obtain and maintain my eligibility for any and all public benefits and entitlement programs, including, if necessary, signing a deed with a retained life estate (also known as a "Lady Bird Deed") as well as creating and funding a qualified income trust or special needs trust for me or a disabled child, if any; (ii) to transfer with or without consideration my assets to my descendants (if any), or to my natural heirs at law or to the persons named as beneficiaries under my last will and testament or a revocable living trust which I may have established, including my agent; and (iii) to enter into a personal services contract for my benefit, including entering into such contract with my agent, and even if doing so may be considered self-dealing. Such public benefits and entitlement programs shall include, but are not limited to, Social Security, Supplemental Security Income, Medicare, Medicaid and Veterans benefits.

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**Create an Intervivos Trust.** I grant to my agent the power to create for me one or more revocable trusts (referred to as a "grantor trust") of which I am an income beneficiary and with such person or persons as my agent shall select as the trustee or co-trustees (including my agent, or a bank having trust powers or a trust company either of which must have, alone or when combined with its parent organization and affiliate, assets beneficially owned by others under its management with a value in excess of \$100,000,000 (U.S.)), without bond or other security, and, with such other terms and provisions as my agent shall deem appropriate, including, but not limited to, provisions to minimize or eliminate any death or transfer taxes which may be imposed on my estate, any grantor trust, any beneficiary of my estate or any beneficiary of any grantor trust, and to grant to the trustee or co-trustees of any grantor trust any one or more of the powers granted to a trustee under the governing law of the trust; provided, however, such trust agreement shall provide that I retain the power to revoke any such grantor trust, in whole or in part at any time, or that I have a general power of appointment over the assets of such grantor trust; and further provided that at my death the assets of any such grantor trust shall pass in a manner which is consistent with any existing estate plan which I may have previously instituted, including dispositions of my property by will, trust, beneficiary designation, or otherwise, and including the apportionment of taxes and other expenses, or if there is no person named in such grantor trust to whom such assets shall pass, then such assets shall be delivered to the personal representative of my estate. It is not my intention in granting the power enumerated in this paragraph to allow my agent to change in any way the persons who will be receiving the property of my estate or the overall scheme of my estate plan; rather, I am attempting to facilitate my agent's ability to save taxes or otherwise reduce the costs of administering my estate.

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**Amend, Modify, Revoke, or Terminate a Trust Created by or on Behalf of Me.** If I have already established a grantor trust, or if my agent creates a grantor trust for me, this paragraph shall include the power to alter, amend or modify such

grantor trust in a manner which is consistent with the provisions contained therein; and in addition, any such grantor trust created by me or by my agent may be revoked by my agent as long as such revocation results in a disposition of my estate which is consistent with my existing estate plan. Further, my agent shall have the power to transfer all or part of the interest I may own in any real property, stocks, bonds, accounts with financial institutions, insurance, and other property to the trustee of such grantor trust.

( ) **Create or Change Rights of Survivorship.** My agent shall have the power to create, change, or terminate any ownership arrangement, including bank and brokerage accounts, in which I am a joint tenant owning an interest with one or more other persons with rights of survivorship.

( ) **Create or Change a Beneficiary Designation.** My agent may create a new beneficiary designation or change an existing beneficiary designation on any retirement plan as well as on any other account in which I own an interest at a bank, credit union, brokerage firm, insurance company, or other financial institution. The term "retirement plan" shall include any employee or self-employed benefit plan, individual retirement account, pension plan, thrift plan, stock bonus plan, tax sheltered annuity (whether payable to me or to another person), profit-sharing plan, or any other plan, arrangement or account which is qualified for favorable income tax treatment under Federal law.

( ) **Waive My Right to be a Beneficiary of Joint and Survivor Annuity, Including a Survivor Benefit Under a Retirement Plan.** My agent shall have the power to waive my right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan. This waiver right shall apply to an annuity or retirement plan which is owned by me, in which I am a participant, or in which I am a beneficiary.

( ) **Disclaim Property and Powers of Appointment.** My agent shall have the power to disclaim any property, including a power of appointment, and also including any legacy, bequest, devise, gift, or other property interest or payment due or payable to me.

( ) **Access Safe Deposit Box or Vault.** My agent shall have free and private access to any safe deposit box or vault rented in my name alone, or jointly with one or more other persons, including authority to have it drilled to gain such access. My agent may add to or remove the contents of such box or vault, and my agent may close or surrender any such box or vault. However, my agent shall not deposit or keep in any such box or vault any property in which my agent has a personal ownership interest. Any institution in which such box or vault may be located shall incur no liability to me or my estate as a result of permitting my agent to exercise this power.

( ) **Digital Assets, Digital Accounts, and Digital Devices.** My agent shall have the

power to access, manage, modify, control, use, continue, cancel, deactivate, delete, transfer, or archive my Digital Accounts and Digital Assets, and to access, control, use, deactivate, or dispose of my Digital Devices. "Digital Accounts" are electronic systems for creating, generating, sending, sharing, communicating, receiving, storing, displaying, or processing information which provides access to a Digital Asset which is stored on any type of Digital Device, regardless of the ownership of the Digital Device upon which the Digital Asset is stored, including but not limited to, email accounts, social network accounts, social media accounts, file sharing accounts, health insurance accounts, health-care accounts, financial accounts, credit card accounts, travel-related accounts, domain registration accounts, domain name service accounts, web hosting accounts, tax preparation service accounts, online store accounts and affiliate programs thereto, including accounts with publishers, internet service providers, retail vendors, utility companies and other online accounts which currently exist or may exist as technology develops or such comparable items as technology develops. "Digital Assets" mean data, files, text messages, emails, documents, audio, video, images, sounds, social media content, social networking content, apps, codes, health care records, health insurance records, credit card points, travel-related miles and points, computer source codes, computer programs, software, software licenses, databases, or the like, including access credentials such as usernames, passwords and answers to secret questions, which are created, generated, sent, communicated, shared, received, or stored by electronic means on a Digital Device. "Digital Devices" are electronic devices that can create, generate, send, share, communicate, receive, store, display, or process information, and such electronic devices shall include, but are not limited to, servers, desktops, laptops, tablets, peripherals, mobile telephones, smartphones, personal digital assistants, electronic books, electronic watches, electronic body and activity monitoring equipment, audio and video recorders, flash drives, hard drives, digital memory cards, and any similar storage device which currently exists or may exist as technology develops or such comparable items as technology develops.

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**Power to Perform All Other Acts.** In addition to the powers enumerated above, I hereby give and grant unto my agent full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done, as fully, to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming whatsoever my agent shall and may do by virtue hereof; provided, however, and notwithstanding the foregoing, if I have withheld a particular power or powers in this power of attorney, then my agent shall not have such power or powers by virtue of the power and authority conferred by this sentence.

#### ARTICLE IV

Notwithstanding any provision herein to the contrary, any authority granted to my agent shall be limited so as to prevent this durable power of attorney from causing my agent to be taxed on my income (unless my agent is my spouse) and from causing my assets to be subject to

a general power of appointment by my agent, as that term is defined in Section 2041 of the Code.

#### **ARTICLE V**

Any act or thing lawfully done hereunder by my said agent shall be binding on myself and my heirs, legal and personal representatives, and assigns, provided, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said agent for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said agent and the designation "Agent."

#### **ARTICLE VI**

Any third party may transact any matter with my agent in the same manner and to the same extent as the third party would transact such matter with me. Third parties who act in reliance upon the representations of my agent shall be held harmless by me, my estate, the beneficiaries of my estate, or joint owners of property from any loss suffered or liability incurred as a result of actions taken prior to receipt of written notice of revocation, suspension, notice of a petition to determine incapacity, partial or complete termination, or my death. Any third party may rely upon a copy of this durable power of attorney certified by my agent to be a true copy of the original hereof, as fully as if such third party had received an original of this durable power of attorney.

#### **ARTICLE VII**

My agent shall not be liable for any acts or decisions made in good faith and in conformity with the powers enumerated in this durable power of attorney. However, my agent shall not be relieved from liability for breach of duty committed dishonestly, with improper motive, or with reckless indifference to me or the purposes of this durable power of attorney.

#### **ARTICLE VIII**

My agent shall have the power to pay a reasonable fee from my estate to each agent who is a qualified agent as defined in Section 709.2112(4), Florida Statutes as compensation for services rendered under this durable power of attorney in an amount which does not exceed the customary and prevailing charges for services of a similar character at the time and place such services are performed. My agent shall also be entitled to reimbursement of expenses reasonably incurred on my behalf.

#### **ARTICLE IX**

I hereby revoke all durable general powers of attorney executed by me prior to the date of this power of attorney, and all such durable general powers of attorney shall no longer be of force and effect. All powers and authorities granted under said durable general powers of attorney are hereby withdrawn and revoked effective immediately. The provisions of this paragraph shall not revoke any power of attorney I have previously executed which is limited to

a specific and identifiable action or transaction, such as a power of attorney I have executed as part of a contract for the management of a bank or brokerage account. If I desire to revoke any such prior limited or specific power of attorney, I will execute a revocation specifically referring to the power of attorney to be revoked.

## ARTICLE X

This durable power of attorney is not terminated by subsequent incapacity of the principal except as provided in chapter 709, Florida Statutes. This durable power of attorney shall terminate by one or more of the following circumstances:

- (1) My death;
- (2) The death or deaths of all agents named in the first paragraph of this durable power of attorney; or
- (3) The occurrence of an event described in Section 709.2109, Florida Statutes.

Signed on November 13, 2023.

*[Handwritten signatures of witnesses and principal]*

JAMES JOSEPH CAMPION, JR., Principal

*Ke*

WITNESSES (both of whom are 18 years of age or older):

*[Signature]*  
Jeffrey Peters, Witness  
(Printed Name)

*[Signature]*  
Kelly Camens, Witness  
(Printed Name)

*[Signature]*  
Kelley Jackson

STATE OF FLORIDA

§  
§  
§

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on November 13, 2023, by JAMES JOSEPH

CAMPION, JR., who ☐ is personally known to me or ☒ has produced  
Drivers License (type of identification) as identification.

Kelly Camens  
Notary Public





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

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

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,  
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 130837202 Certificate # 06732 of 20 Sale Date: Nov 1, 2023  
Property Address: 224 E Garden St, unit 102, Pensacola, FL 32502  
Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.  
Claimant's Name: Carlton Palms Condominium Association  
Contact Name, if Applicable: Sandra J. Ward, CAM  
Address: 224 E Garden St, Ste 8, Pensacola, FL 32502  
Telephone Number: 850-432-5678  
Email Address: sandra@sandrajward.com

I am a (check one): ☐ Lienholder ☐ Titleholder ☒ Other

**Select ONE:**

- ☒ I claim surplus proceeds resulting from the above tax deed sale.  
☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

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

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;  
☐ Government lien; ☒ Other

Describe other: Association CAM Fees

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed: ☐

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

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Amount of surplus tax deed sale proceeds claimed: \$13,119.88

Does the titleholder claim the subject property was homestead property: \_\_\_\_\_

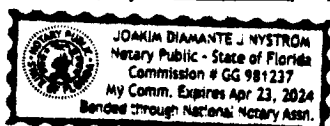
3. I request payment of any surplus funds due me be payable to and mailed to:  
Carlton Palms Condominium Assoc. 224 E Garden St. Ste 1, Pensacola, FL 32502  
4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Sandra J. Ward  
Print: Sandra J. Ward

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 1<sup>st</sup> day of December, 2023, by Sandra J. Ward



Signature-Notary Public, State of Florida  
Joakim Diamante J. Nyström  
Print Commissioned Name of Notary Public

Personally Known ☒ Produced Identification ☒ Type of Identification Produced FL DL

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2023 DEC 19 A 9:06  
ESCAMBIA COUNTY, FL

# CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

TO:

JAMES CAMPION  
224 E Garden Street  
Unit 102  
Pensacola., Florida 32502

AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
12/31/2018		Balance forward		0.00	
01/01/2019		INV #50064. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	532.83	
02/01/2019		INV #50065. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	1,065.66	
03/01/2019		INV #50272. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	1,598.49	
03/21/2019		INV #51414. 2019 1st quarter late fee & finance charges --- LATE FEE, 3 @ \$25.00 = 75.00 --- FINANCE CHARGE, 3 @ \$7.61 = 22.83	97.83	1,696.32	
04/01/2019		INV #50516. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	2,229.15	
05/01/2019		INV #50517. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	2,761.98	
06/01/2019		INV #50730. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	3,294.81	
06/21/2019		INV #51415. 2019 2nd quarter late fee & finance charges --- LATE FEE, 3 @ \$25.00 = 75.00 --- FINANCE CHARGE, 3 @ \$7.61 = 22.83	97.83	3,392.64	
07/01/2019		INV #50980. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	3,925.47	
08/01/2019		INV #50981. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	4,458.30	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

# CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

TO:

JAMES CAMPION  
224 E Garden Street  
Unit 102  
Pensacola., Florida 32502

AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
09/01/2019		INV #51203. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	4,991.13	
09/18/2019		INV #51416. 3rd quarter late fee & finance charge --- LATE FEE, 3 @ \$25.00 = 75.00 --- FINANCE CHARGE, 3 @ \$7.61 = 22.83	97.83	5,088.96	
10/01/2019		INV #51357. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	5,621.79	
10/23/2019		PMT #ck #1203.	-1,300.00	4,321.79	
10/23/2019		PMT #ck 115.	-400.00	3,921.79	
11/01/2019		INV #51509. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	4,454.62	
11/14/2019		PMT	-1,065.66	3,388.96	
12/01/2019		INV #51670. --- CAM FEES \$499.33 --- Cable Fee \$33.50	532.83	3,921.79	
01/01/2020		INV #51823. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,499.54	
01/29/2020		PMT	-1,014.02	3,485.52	
02/01/2020		INV #51975. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,063.27	
03/01/2020		INV #52125. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,641.02	
04/01/2020		INV #52270. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	5,218.77	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

TO:

JAMES CAMPION  
224 E Garden Street  
Unit 102  
Pensacola., Florida 32502

AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
05/01/2020		INV #52413. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	5,796.52	
05/07/2020		PMT #1306.	-1,155.50	4,641.02	
05/19/2020		PMT #credit card.	-1,155.50	3,485.52	
06/01/2020		INV #52560. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,063.27	
07/01/2020		INV #52704. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,641.02	
08/01/2020		INV #52847. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	5,218.77	
08/04/2020		PMT #60398444.	-850.00	4,368.77	
09/01/2020		INV #52992. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,946.52	
09/01/2020		PMT #61079010.	-750.00	4,196.52	
09/24/2020		PMT #61786793.	-350.00	3,846.52	
10/01/2020		INV #53136. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,424.27	
10/16/2020		PMT #62458334.	-500.00	3,924.27	
10/22/2020		PMT #62579245.	-500.00	3,424.27	
11/01/2020		INV #53281. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,002.02	
12/01/2020		INV #53422. --- CAM FEES \$544.75 --- Cable Fee \$33.00	577.75	4,579.77	
12/02/2020		PMT #63664327.	-300.00	4,279.77	
12/16/2020		PMT #64073040.	-300.00	3,979.77	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

# CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

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AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
01/01/2021		INV #53695. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	4,590.77	
01/12/2021		PMT #64834514.	-350.00	4,240.77	
02/01/2021		INV #53696. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	4,851.77	
03/01/2021		INV #53913. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	5,462.77	
03/02/2021		PMT	-300.00	5,162.77	
04/01/2021		INV #54063. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	5,773.77	
04/02/2021		PMT	-500.00	5,273.77	
05/01/2021		INV #54209. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	5,884.77	
05/04/2021		PMT	-300.00	5,584.77	
05/28/2021		PMT	-1,500.00	4,084.77	
06/01/2021		INV #54354. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	4,695.77	
06/09/2021		PMT	-600.00	4,095.77	
07/01/2021		INV #54497. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	4,706.77	
07/02/2021		PMT	-500.00	4,206.77	
07/09/2021		PMT	-500.00	3,706.77	
07/19/2021		PMT	-100.00	3,606.77	
08/01/2021		INV #54646. --- CAM FEES \$578.00 --- Cable Fee \$33.00	611.00	4,217.77	
08/09/2021		PMT	-300.00	3,917.77	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

# CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

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Pensacola., Florida 32502

AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
08/19/2021		PMT	-600.00	3,317.77	
09/01/2021		INV #54790.	611.00	3,928.77	
		--- CAM FEES \$578.00			
		--- Cable Fee \$33.00			
09/14/2021		PMT	-1,000.00	2,928.77	
10/01/2021		INV #54934.	611.00	3,539.77	
		--- CAM FEES \$578.00			
		--- Cable Fee \$33.00			
10/05/2021		PMT	-300.00	3,239.77	
11/01/2021		INV #55094.	611.00	3,850.77	
		--- CAM FEES \$578.00			
		--- Cable Fee \$33.00			
11/03/2021		PMT	-500.00	3,350.77	
12/01/2021		INV #55235.	611.00	3,961.77	
		--- CAM FEES \$578.00			
		--- Cable Fee \$33.00			
01/01/2022		INV #55378.	633.80	4,595.57	
		--- CAM FEES \$600.80			
		--- Cable Fee \$33.00			
01/04/2022		PMT	-400.00	4,195.57	
02/01/2022		INV #55530.	633.80	4,829.37	
		--- CAM FEES \$600.80			
		--- Cable Fee \$33.00			
02/03/2022		PMT	-500.00	4,329.37	
03/01/2022		INV #55672.	633.80	4,963.17	
		--- CAM FEES \$600.80			
		--- Cable Fee \$33.00			
03/02/2022		PMT	-500.00	4,463.17	
03/24/2022		PMT	-100.00	4,363.17	
04/01/2022		INV #55843.	633.80	4,996.97	
		--- CAM FEES \$600.80			
		--- Cable Fee \$33.00			
04/04/2022		PMT	-850.00	4,146.97	
04/26/2022		PMT	-500.00	3,646.97	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

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AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
05/01/2022		INV #55994. --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	4,280.77	
05/31/2022		PMT	-500.00	3,780.77	
06/01/2022		INV #56142. --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	4,414.57	
07/01/2022		INV #56292. --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	5,048.37	
07/05/2022		PMT	-600.00	4,448.37	
08/01/2022		INV #56455. --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	5,082.17	
08/02/2022		PMT	-600.00	4,482.17	
09/01/2022		INV #56631. --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	5,115.97	
09/02/2022		PMT	-600.00	4,515.97	
10/01/2022		INV #56819. 102 --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	5,149.77	
10/07/2022		PMT	-550.00	4,599.77	
11/01/2022		INV #57012. 102 --- CAM FEES \$600.80 --- Cable Fee \$33.00	633.80	5,233.57	
11/15/2022		PMT	-600.00	4,633.57	
12/01/2022		INV #57196. 102 --- CAM FEES \$600.80 --- Cable Fee \$33.00 --- Additional CAM fees \$669.97	1,303.77	5,937.34	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

# CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

TO:

JAMES CAMPION  
224 E Garden Street  
Unit 102  
Pensacola., Florida 32502

AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION			AMOUNT	BALANCE
12/23/2022		PMT			-650.00	5,287.34
12/30/2022		INV #57303-2022.			426.00	5,713.34
		--- LATE FEE, 12 @ \$25.00 = 300.00				
		--- FINANCE CHARGE \$126.00				
01/01/2023		INV #57475.			865.05	6,578.39
		102				
		--- CAM FEES \$834.05				
		--- Cable Fee \$31.00				
01/26/2023		PMT			-650.00	5,928.39
02/01/2023		INV #57655.			865.05	6,793.44
		102				
		--- CAM FEES \$834.05				
		--- Cable Fee \$31.00				
02/13/2023		PMT			-650.00	6,143.44
03/01/2023		INV #56282.			865.05	7,008.49
		102				
		--- CAM FEES \$834.05				
		--- Cable Fee \$31.00				
03/07/2023		PMT			-800.00	6,208.49
04/01/2023		INV #56440.			865.05	7,073.54
		102				
		--- CAM FEES \$834.05				
		--- Cable Fee \$31.00				
04/05/2023		PMT			-800.00	6,273.54
05/01/2023		INV #56627.			865.05	7,138.59
		102				
		--- CAM FEES \$834.05				
		--- Cable Fee \$31.00				
05/04/2023		PMT			-800.00	6,338.59
06/01/2023		INV #56795.			865.05	7,203.64
		102				
		--- CAM FEES \$834.05				
		--- Cable Fee \$31.00				
06/06/2023		PMT			-800.00	6,403.64
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE	
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88	



CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

TO:

JAMES CAMPION  
224 E Garden Street  
Unit 102  
Pensacola., Florida 32502

AMOUNT DUE

\$13,119.88

DATE	ITEM	TRANSACTION	AMOUNT	BALANCE	
07/01/2023		INV #56970. 102 --- CAM FEES \$834.05 --- Cable Fee \$31.00	865.05	7,268.69	
08/01/2023		INV #57157. 102 --- CAM FEES \$834.05 --- Cable Fee \$31.00	865.05	8,133.74	
08/21/2023		INV #57305-2021. --- LATE FEE, 12 @ \$25.00 = 300.00 --- FINANCE CHARGE \$109.98	409.98	8,543.72	
08/21/2023		INV #57306-2020. --- LATE FEE, 12 @ \$25.00 = 300.00 --- FINANCE CHARGE \$104.04	404.04	8,947.76	
08/21/2023		INV #57312-2019. --- LATE FEE, 3 @ \$25.00 = 75.00 --- FINANCE CHARGE \$23.97	98.97	9,046.73	
09/01/2023		INV #57333. 102 --- CAM FEES \$834.05 --- Cable Fee \$31.00 --- Additional insurance \$462.72	1,327.77	10,374.50	
09/15/2023		INV #57789. --- LATE FEE \$25.00 --- FINANCE CHARGE \$19.92	44.92	10,419.42	
10/01/2023		INV #57461. 102 --- CAM FEES \$834.05 --- Cable Fee \$31.00 --- Additional insurance \$462.72	1,327.77	11,747.19	
10/13/2023		INV #57790. --- LATE FEE \$25.00 --- FINANCE CHARGE \$19.92	44.92	11,792.11	
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88

CARLTON PALMS CONDOMINIUM ASSOCIATION

224 E. GARDEN ST, STE. 8  
PENSACOLA, FL 32502

11/7/2023

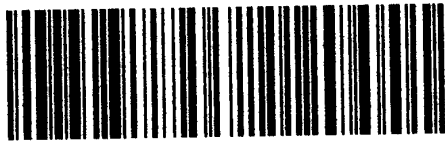
TO:
JAMES CAMPION 224 E Garden Street Unit 102 Pensacola., Florida 32502

AMOUNT DUE	
\$13,119.88	

DATE	ITEM	TRANSACTION				AMOUNT	BALANCE
11/01/2023		INV #57647. 102 --- CAM FEES \$834.05 --- Cable Fee \$31.00 --- Additional insurance \$462.72				1,327.77	13,119.88
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	AMOUNT DUE		
0.00	1,372.69	1,372.69	2,240.76	8,133.74	\$13,119.88		

224 E Garden St. Ste 1  
Pensacola, FL 32502

**CERTIFIED MAIL**



9589 0710 5270 0225 3088 96

**Retail**



32502

U.S. POSTAGE PAID  
FCM LETTER  
PENSACOLA, FL 325  
DEC 15, 2023

**\$5.25**

R2305H127265-12

**RDC 99**

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2023 DEC 19 A 9:06

ESCAMBIA COUNTY, FL

Escambia Clerk of the Circuit Court  
Tax Deed Division  
221 Palafox, Ste 110, Pensacola FL 32502



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

March 11, 2024

Carlton Palms Condominiums Association  
Attn: Sandra J. Ward  
224 E Garden Street, Suite 8  
Pensacola, FL 32502

Re: Tax Certificate #06232 of 2021

Dear Ms. Ward:

Please find enclosed our check #900036763 in the amount of \$11,749.19. This check 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 224 East Garden Street, Suite 8.

Sincerely,  
Pam Childers  
Clerk of the Circuit Court & Comptroller

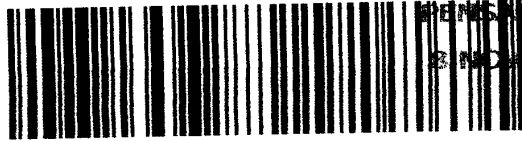
By: Heather S. Melony  
Deputy Clerk

/hm  
Enclosures

**CERTIFIED MAIL™**

**Pam Childers**

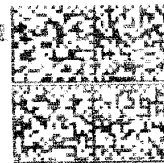
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



9171 9690 0935 0127 1836 76

PENSACOLA FL 325

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FIRST-CLASS MAIL  
PM

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11/08/2023 ZIP 32502  
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US POSTAGE

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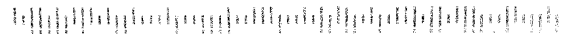
JAMES J CAMPION  
24 E GARDEN ST #102  
PENSACOLA, FL 32502

ax Deed File # 1123-10  
ertificate # 06232 of 2021  
ccount # 130837202

322 AA 1 N C0011/14/23  
UNABLE TO FORWARD/FOR REVIEW  
\*\*\*#\*\*\*

FWD  
32502-250412999

BC: 32502999955 DU \*2638-06115-08-36





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

January 7, 2025

William Wall Tennis II  
149 Ferry Rd NE  
Ft Walton Beach FL 32548

To Whom it May Concern,

Our records indicate that a check was mailed to you in relation to a Tax Deed case. The Escambia County check referenced below has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. Please contact us no later than two weeks from the date of this letter. We can reissue the check upon request. You can contact me at 850-595-4813 or email me at [taxdeeds@escambiaclerk.com](mailto:taxdeeds@escambiaclerk.com).

Tax Deed case #:	Payable to:	Check #	Amount:
21TH 00232	W. Tennis	40003.0035	40.00

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,

Pam Childers, Clerk of the Circuit Court

By:

Mylinda Johnson, Deputy Clerk