

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300144

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
13-2836-000	2021/6367	06-01-2021	LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

I agree to:

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

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

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

04-17-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

1123-12

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	THOMAS J T EST OF & THOMAS WILLIE ANN 918 W BOBE ST PENSACOLA, FL 32501 417 N DAVIS HWY 13-2836-000 LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68	Certificate #	2021 / 6367
		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)
# 2021/6367	06/01/2021	829.27	41.46	870.73
→Part 2: Total*				870.73


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)
# 2022/6927	06/01/2022	331.32	6.25	16.57	354.14
Part 3: Total*					354.14

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)	1,224.87
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	327.16
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)	1,927.03

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

Sign here:  Signature, Tax Collector or Designee

Escambia, Florida
Date May 1st, 2023

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



Chris Jones Escambia County Property Appraiser


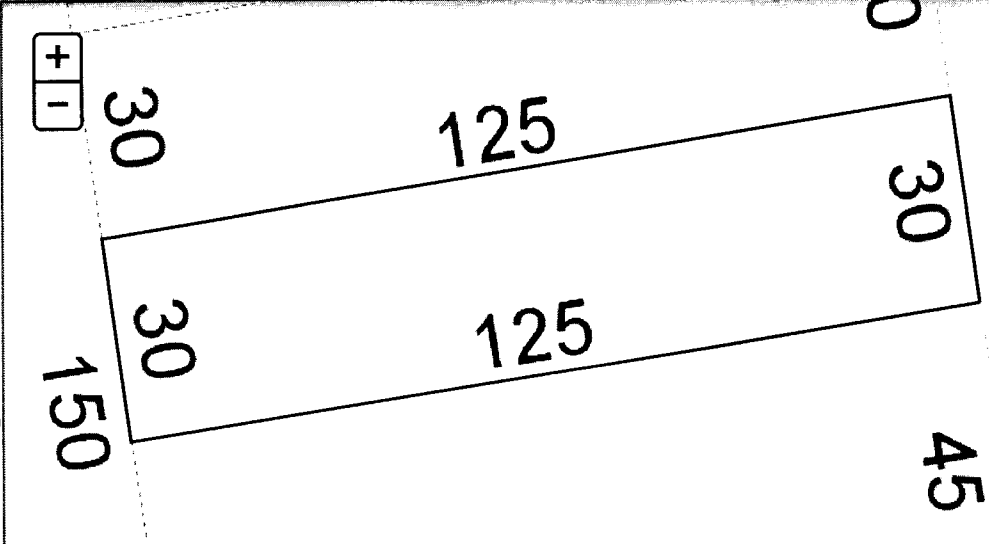

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [➔](#)

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009020150022	Year	Land	Imprv	Total	Cap Val
Account:	132836000	2022	\$64,388	\$35,871	\$100,259	\$49,888
Owners:	THOMAS J T EST OF & THOMAS WILLIE ANN	2021	\$51,188	\$29,972	\$81,160	\$45,353
Mail:	918 W BOBE ST PENSACOLA, FL 32501	2020	\$51,188	\$26,253	\$77,441	\$41,230
Situs:	417 N DAVIS HWY 32501	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					
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)	None	
10/1998	4329	1093	\$100	WD		Legal Description	
08/1985	2135	90	\$4,500	CJ		LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

Parcel Information		Launch Interactive Map	
<div>Section Map Id: CA068</div> <div>Approx. Acreage: 0.0861</div> <div>Zoned:  OEHC-1</div> <div>Evacuation & Flood Information</div> <div>Open Report</div>			
		View Florida Department of Environmental Protection(DEP) Data	
Buildings			
Address: 417 N DAVIS HWY, Year Built: 1918, Effective Year: 1960, PA Building ID#: 19076			

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ASBESTOS SIDING

FLOOR COVER-CARPET

FOUNDATION-WOOD/NO SUB FLR

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-PANEL-PLYWOOD

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

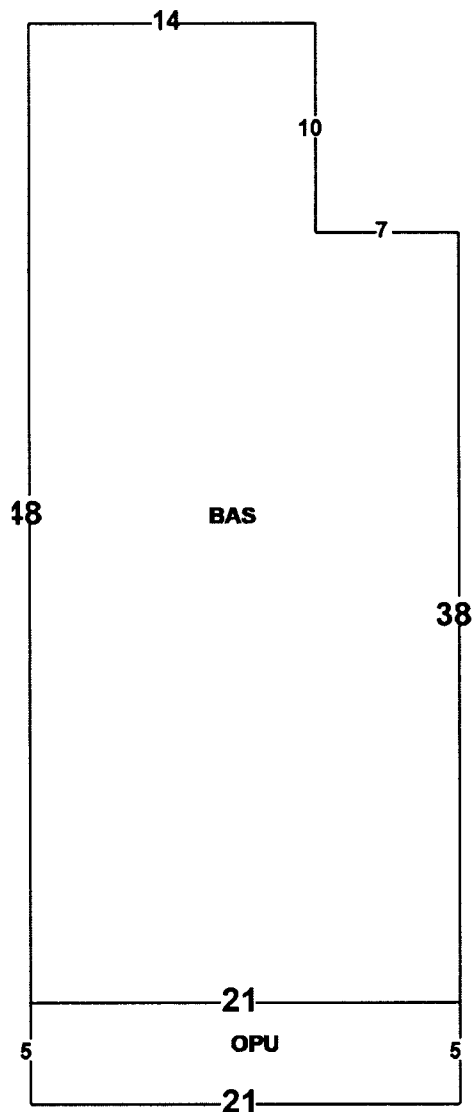
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

Areas - 1043 Total SF

BASE AREA - 938

OPEN PORCH UNF - 105



Images



9/18/2019 12:00:00 AM

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

Last Updated:05/04/2023 (16.3174)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037275 5/10/2023 3:45 PM
OFF REC BK: 8975 PG: 552 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 06367**, 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:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132836000 (1123-12)

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

EST OF J T THOMAS and WILLIE ANNE THOMAS

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 #: 13-2836-000 CERTIFICATE #: 2021-6367

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 4, 2003 to and including August 4, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 8, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 8, 2023

Tax Account #: **13-2836-000**

1. The Grantee(s) of the last deed(s) of record is/are: **J.T. THOMAS AND WILLIE ANN THOMAS**
By Virtue of Warranty Deed recorded 10/26/1998 in OR 4329/1093

**ABTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR J.T. THOMAS
RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.**

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Code Enforcement Order in favor of City of Pensacola recorded 04/14/2022 – OR 8764/69**
 - b. **Claim of Lien in favor of Guy Brothers Roofing, Inc. recorded 07/08/2022 – OR 8818/1291**
 - c. **Judgment in favor of Escambia County recorded 03/25/2014 – OR 7149/1653**
 - d. **Judgment in favor of Escambia County recorded 03/25/2014 – OR 7149/1657**
 - e. **Judgment in favor of Consumer Financial Services recorded 10/16/2019 – OR 8183/61**
 - f. **Judgment in favor of Escambia County recorded 02/05/2021 – OR 8460/338**
 - g. **Judgment in favor of Escambia County recorded 06/10/2021 – OR 8550/980**
 - h. **Judgment in favor of Escambia County recorded 06/10/2021 – 8550/328**

4. Taxes:

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

Tax Account #: 13-2836-000

Assessed Value: \$49,888.00

Exemptions: NONE

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

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: NOV 1, 2023

TAX ACCOUNT #: 13-2836-000

CERTIFICATE #: 2021-6367

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**ESTATE OF J T THOMAS
AND WILLIE ANN THOMAS
918 W BOBE ST
PENSACOLA, FL 32501**

**ESTATE OF J T THOMAS
AND WILLIE ANN THOMAS
417 N DAVIS HWY
PENSACOLA, FL 32501**

**GUY BROTHERS ROOFING INC
218 HEWITT ST
PENSACOLA, FL 32503**

**JAMES TRAVIS THOMAS
103 NORTH D ST
PENSACOLA, FL 32502**

**JAMES TRAVIS THOMAS
705 E FAIRFIELD DR
PENSACOLA, FL 32503**

**JAMIE THOMAS
2209 WOODBURY DR
CANTONMENT, FL 32526**

**JACOBY T THOMAS
100 W YONGE ST
PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 8th 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 8, 2023

Tax Account #:13-2836-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

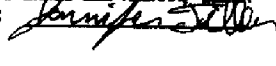
TAX ACCOUNT NUMBER 13-2836-000(1123-12)

10-30
+20
11-20

OR BK 4329 PG1093
Escambia County, Florida
INSTRUMENT 98-547539

DEED DOC STAMPS PD @ ESC CO \$ 0.70

10/26/98 ERNIE LEE MORGAN, CLERK

By: 

Space above this line for recording data

WARRANTY DEED

For good consideration, we J.T. Thomas and Leona Thomas (Deceased), of 417 North Davis Street, Pensacola, County of Escambia, State of Florida, hereby bargain, deed and convey to J.T. Thomas and Willie Ann Thomas (neice), Of 417 North Davis Street, Pensacola County of Escambia, State of Florida, the following described land in Escambia County, free and clear with WARRANTY COVENANTS; to wit:

Lot 15, Block 22, East King Tract.

Also Known as 417 North Davis Street,

Pensacola, Florida.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of Escambia County.

WITNESS the hands and seal of said Grantors this 26th day of October, 1998.

Lisa Spencer
Witness Lisa Spencer

J.T. Thomas
Grantor J.T. Thomas

Eloise Eckhouse
Witness Eloise Eckhouse

Grantor RCD Oct 26, 1998 10:37 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-547539

On before me, J.T. Thomas, personally appeared, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Sybil H. Ward

SYBIL H. WARD
"Notary Public-State of FL"
Comm. Exp. Feb. 15, 2001
Comm. No. CC617218

Affiant ☐ Known ☒ Produced ID

Type of ID Fla. ID Card

(Seal)

Prepared By:
Lisa Spencer
Bill Thompson's Office Equipment
103 South Baylen Street
Pensacola, FL 32501
(850) 434-2365

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner,

vs.

**ESTATE OF J. T. THOMAS & WILLIE ANN
THOMAS,**

Respondent(s).

Case # 22-003

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on October 19, 2021, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 417 North Davis Highway, Pensacola, Escambia County, Florida, legally described as:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68. TAX ACCT. #132836000.

2. The following described condition exists on the property: there remains rotting wood, missing exterior wall siding, holes in the exterior walls, a deteriorating roof, peeling and unpainted wood and house numbers not displayed on this vacant residential structure and the condition constitutes an unsafe condition, lack of maintenance (protective treatment, exterior walls, roofs & drainage, premises identification) and a nuisance.

3. The date this condition was first observed was February 22, 2021; re-inspection made on October 19, 2021, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on October 7, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on October 19, 2021, at which hearing the respondent Willie Ann Thomas appeared and testified, as did Craig Simon, who both said they had all the materials necessary to complete the remaining repair work and could pull the permit and resume work next week.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
 of the Code of the City of Pensacola, Florida.
 of the Florida Building Code.
 of the Standard Housing Code.
 304.1.1, 304.2, 304.3, 304.6 & 304.7 of the International Property
 Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must resume the work to correct all the above noted violations before November 2, 2021. [Before commencing this work, the respondent(s) must contact the City Inspections Department at (850) 436-5600 to determine if, and by whom, a City work permit must be pulled beforehand.] Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, November 2, 2021, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on October 21, 2021, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on October 21, 2021, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

Susan Southard
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501


(Signature of Notary and Administrative Officer)

Susan Southard
(Printed Name of Notary & Admin. Officer)



CLAIM OF LIEN

STATE OF Florida
COUNTY OF Escambia

Before me, the undersigned notary public, personally appeared Michael F Guy, who was duly sworn and says that he/she is the lienor herein/the agent of the lienor herein, whose address is 218 Hewitt St, Pensacola, FL 32523 and that in accordance with a contract with Willie Ann Thomas, lienor furnished labor, services, or materials consisting of Roofing

on the following described real property in Escambia County, Florida
(legal description of property): Ref # 00050090 2015 0022
417 N. DAVIS HWY., Pensacola, FL 32501
LOT 15 BLK 22 EAST KING TRACT

owned by Willie Ann Thomas, of a total value of \$ 1045.00
of which there remains unpaid \$ 1045.00, and furnished the first of the items
on April 5, 2022, and the last of the items on April 19, 2022
; and (if the lien is claimed by one not in privity with the owner)
that the lienor served his notice to owner on July 7, 2022 by Certified Mail
; and (if required) that the lienor served copies of the
notice on the contractor on _____, by _____ and on
the subcontractor _____ on _____
by _____.

Guy Brothers Roofing, Inc.

Lienor

By: Michael F Guy

Print Name: Michael F Guy

Print Title: President

Address: 218 Hewitt St

Pensacola, FL 32523

STATE OF Florida
COUNTY OF Escambia

SWORN TO and subscribed before me this 6 day of July, 2022
by Michael F Guy (name), as President (title) of Guy Brothers
Roofing Inc. (name of corporation), a Florida (State) corporation, on behalf
of the corporation. He/She [please check as applicable] ☒ is personally known to me,
or has produced / / his/her (state) driver's license, or / / his/her
 type of identification) as identification.



MICKIE MARIE MITCHELL
Commission # GG 276644
Expires January 20, 2023
Bonded Thru Budget Notary Services

Mickie SN Mitchell
(Signature)
Mickie SN Mitchell
(Printed Name)
NOTARY PUBLIC, STATE OF Florida
1/20/2023
(Commission Expiration Date)

This document prepared by:
Mickie SN. Mitchell
218 Hewitt St.
Pensacola, FL 32503

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2009 CF 000417 B

JAMES TRAVIS THOMAS
103 NORTH D ST
PENSACOLA, FL 32502

DIVISION: F
DATE OF BIRTH: 01/08/1989
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **MARCH 13, 2014**, an order assessing fines, costs, and additional charges was entered against the Defendant, **JAMES TRAVIS THOMAS** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$100.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.


DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this

17th day of March 2014.

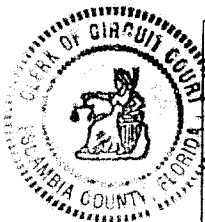
PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

2014 MAR 18 P 2:54

CIRCUIT CRIMINAL DIVISION
FILED & RECORDED


CIRCUIT JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Dorey Baillie D.C.
DATE: 3/24/14

(CFCTMMFNLCHRG5 #24984)

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2013 CF 005949 A

JAMES TRAVIS THOMAS
705 E FAIRFIELD DR
PENSACOLA, FL 32503

DIVISION: F
DATE OF BIRTH: 01/08/1989
SOCIAL SECURITY NBR: [REDACTED]

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On MARCH 13, 2014, an order assessing fines, costs, and additional charges was entered against the Defendant, JAMES TRAVIS THOMAS requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$50,518.00, the amounts of which shall bear interest at the rate prescribed by law 4.75% until satisfied.

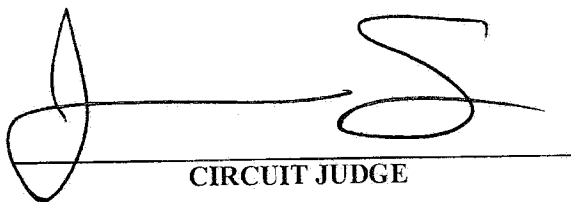
It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida, this

17th day of March 2014

PAM CHILDERS
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL
2014 MAR 18 P 2:54
CIRCUIT CRIMINAL DIVISION
FILED & RECORDED


CIRCUIT JUDGE

Copy to: DEFENDANT



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE WITNESS MY HAND AND OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY <u>Cary Baillie</u>	D.C.
DATE: <u>3/24/14</u>	

(CFCTMMFNLCHRG #24984)

Filing # 97292099 E-Filed 10/15/2019 12:30:52 PM

**IN THE COUNTY COURT IN AND FOR
ESCAMBIA COUNTY, FLORIDA**

**CONSUMER FINANCIAL SERVICES
6219 N PALAFOX STREET, SUITE E
PENSACOLA, FL 32503
CFSOFPENSACOLA@YAHOO.COM**

Plaintiff,

Vs.

**Case No. 2019 SC 002868
Division 5**

**JAMIE THOMAS
2209 WOODBURY DRIVE
CANTONMENT, FL 32526
jamiethomas14@yahoo.com**

Defendant.


FINAL JUDGMENT

At a small claims pretrial conference in open court on August 14, 2019, the parties entered into a mediated agreement for payments. The plaintiff has notified the court that the defendants have failed to pay as agreed. As a result, the plaintiff is entitled to a Final Judgment and it is therefore

ORDERED AND ADJUDGED that the plaintiff shall recover from the defendant \$1592.42 which shall accrue interest at the rate of 6.77% per annum for which let execution issue.

Done and ordered in chambers, Pensacola, Escambia County, Florida.

**Cc: Plaintiff
Defendant**


Escambia County Court Judge PAT KINNEY
on 10/15/2019 10:19:32 rzkxm/ed

Filing # 120826886 E-Filed 02/04/2021 12:56:25 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2016 CF 000461 A

JACOBY T THOMAS

CITATION NO: A3O02YE

A3O02ZE

A3O02XE

100 W YONGE STREET
PENSACOLA, FL 32501

DIVISION: F
DATE OF BIRTH: 01/07/2000

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

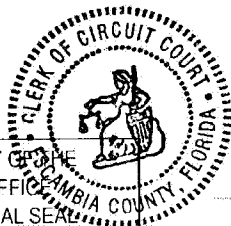
On JULY 1, 2020, an order assessing fines, costs, and additional charges was entered against the Defendant, JACOBY T THOMAS. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$1,053.00, which shall bear interest at the rate prescribed by law, 4.81%, until satisfied.

It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

BY: Pam Childers D.C.
DATE: 2/5/2021


eSigned by CIRCUIT COURT JUDGE THOMAS DANNHEISSER
on 02/04/2021 11:44:15 IO5fCrw

(CFCTMMFNLCHRG2 #24984)

Filing # 128469556 E-Filed 06/10/2021 09:30:23 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2021 CF 000616 A

JACOBY T THOMAS
100 W YONGE STREET
PENSACOLA, FL 32501

DIVISION: E
DATE OF BIRTH: 01/07/2000

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES


On JUNE 7, 2021, an order assessing fines, costs, and additional charges was entered against the Defendant, JACOBY T THOMAS. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$373.00, which shall bear interest at the rate prescribed by law, 4.31%, until satisfied.

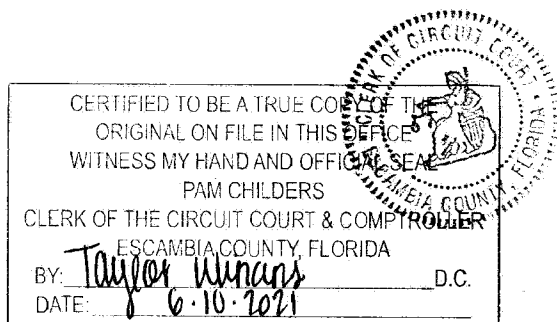
It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.


eSigned by CIRCUIT JUDGE JAN SHACKELFORD
on 06/09/2021 17:32:34 H-pLMZUa

CIRCUIT JUDGE



(CFCTMMFNLCHRG2 #24984)

Filing # 128283642 E-Filed 06/08/2021 09:19:15 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2020 CF 003492 A

JACOBY T THOMAS
100 W YONGE STREET
PENSACOLA, FL 32501

CITATION NO: ACIW4AE
DIVISION: E
DATE OF BIRTH: 01/07/2000

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

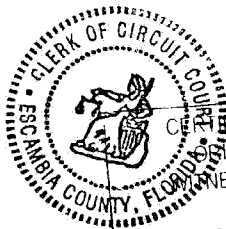
On JUNE 2, 2021, an order assessing fines, costs, and additional charges was entered against the Defendant, JACOBY T THOMAS. Defendant has failed to make payment in full in accordance with this order. Therefore,

IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, 190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of \$1,018.00, which shall bear interest at the rate prescribed by law, 4.31%, until satisfied.


It is FURTHER ORDERED AND ADJUDGED that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: *Pam Childers* D.C.
DATE: 6/10/2021


eSigned by CIRCUIT JUDGE JAN SHACKELFORD
on 06/07/2021 18:19:09 curYp+nk
CIRCUIT JUDGE

(CFCTMMFNLCHRS2 #24984)

21/6367

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Inspection Services (436-5600)
Petitioner,

:

vs.

:

**ESTATE OF J. T. THOMAS & WILLIE ANN
THOMAS,**

Respondent(s).

:

Case # 22-035

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on January 4, 2022, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders that:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 417 North Davis Highway, Pensacola, Escambia County, Florida, legally described as:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68. TAX ACCT. #132836000.

2. The following described condition exists on the property: new windows and/or sliding glass doors have been installed and interior demolition has taken place without securing the required City work/building permit and Architectural Review Board variance and the condition constitutes no building permit.

3. The date this condition was first observed was April 18, 2021; re-inspection made on January 4, 2022, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on December 23, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on January 4, 2022, at which hearing the respondent(s) DID NOT appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

12-12-5 of the Code of the City of Pensacola, Florida.
_ of the Florida Building Code.
_ of the Standard Housing Code.
_ of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must completely correct all of the aforesaid violation(s) before January 18, 2022, by either (a) removing and properly disposing of the newly installed windows and/or sliding glass doors and restoring the site/structure to its original pre-construction condition or (b) applying for and securing the required City work/building permit and/or Architectural Review Board variance. Before commencing this work, the respondent(s) must contact the City's Inspection Services Office at (850) 436-5600 to determine if, and by whom, a City work permit must be purchased beforehand. Immediately after this work has been completed, the respondent(s) must call the City Inspection Services Office at (850) 436-5600 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed

2. In the event this order is not complied with before the above compliance date(s), as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, January 18, 2022, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on January 6, 2022, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

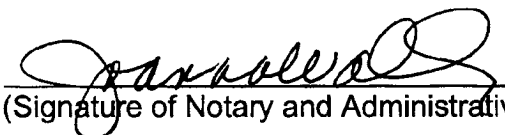
Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

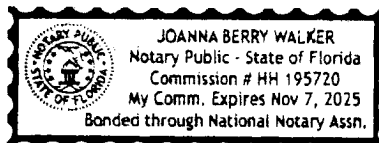
The execution of the foregoing order was acknowledged before me on January 6, 2022, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501
(850) 436-5500


(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 06367 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:

EST OF J T THOMAS WILLIE ANNE THOMAS
918 W BOBE ST 918 W BOBE ST
PENSACOLA, FL 32501 PENSACOLA, FL 32501

GUY BROTHERS ROOFING INC JAMES TRAVIS THOMAS
218 HEWITT ST 705 E FAIRFIELD DR
PENSACOLA, FL 32503 PENSACOLA FL 32503

ESTATE OF J T THOMAS WILLIE ANN THOMAS
417 N DAVIS HWY 417 N DAVIS HWY
PENSACOLA, FL 32501 PENSACOLA, FL 32501

JAMES TRAVIS THOMAS JAMIE THOMAS
103 NORTH D ST 2209 WOODBURY DR
PENSACOLA, FL 32502 CANTONMENT FL 32526

JACOBY T THOMAS CONSUMER FINANCIAL SERVICES
100 W YOUNGE ST 6219 N PALAFOX ST STE E
PENSACOLA FL 32501 PENSACOLA FL 32503

CITY OF PENSACOLA ESCAMBIA COUNTY / STATE OF FLORIDA
TREASURY DIVISION 190 GOVERNMENTAL CENTER
P O BOX 12910 PENSACOLA FL 32502
PENSACOLA FL 32521

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. 06367**, 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:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132836000 (1123-12)

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

EST OF J T THOMAS and WILLIE ANNE THOMAS

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:

417 N DAVIS HWY 32501



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

By:
Emily Hogg
Deputy Clerk

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Dated this 18th day of September 2023.

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Personal Services:

EST OF J T THOMAS
918 W BOBE ST
PENSACOLA, FL 32501

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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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:

WILLIE ANNE THOMAS
918 W BOBE ST
PENSACOLA, FL 32501

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

1123-12

Document Number: ECSO23CIV034479NON

Agency Number: 23-010065

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06367 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF J T THOMAS AND WILLIE ANNE THOMAS

Defendant:

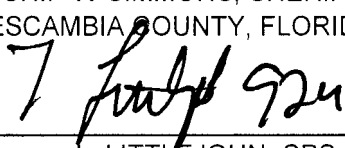
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:37 AM and served same at 8:08 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: _____


L. LITTLEJOHN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

010055

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. 06367**, 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:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132836000 (1123-12)

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

EST OF J T THOMAS and WILLIE ANNE THOMAS

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.

Post Property:

417 N DAVIS HWY 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL DIV
SEP 22 2023

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1123-12

Document Number: ECSO23CIV034510NON

Agency Number: 23-010048

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06367 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF J T THOMAS AND WILLIE ANNE THOMAS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Individual

Received this Writ on 9/22/2023 at 10:37 AM and served same on WILLIE ANNE THOMAS , at 4:10 PM on 9/25/2023 in ESCAMBIA COUNTY, FLORIDA, by delivering a true copy of this Writ together with a copy of the initial pleadings, if any, with the date and hour of service endorsed thereon by me.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. HENLEY, CPS

Service Fee: \$40.00
Receipt No: BELL

Printed By: MRM

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

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LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132836000 (1123-12)

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EST OF J T THOMAS and WILLIE ANNE THOMAS

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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:

WILLIE ANNE THOMAS
918 W BOBE ST
PENSACOLA, FL 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT
2023 SEP 22 10:10:37

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1123-12

Document Number: ECSO23CIV034511NON

Agency Number: 23-010049

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 06367 2021

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: EST OF J T THOMAS AND WILLIE ANNE THOMAS

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 9/22/2023 at 10:37 AM and served same at 4:10 PM on 9/25/2023 in ESCAMBIA COUNTY, FLORIDA, by serving EST OF J T THOMAS , the within named, to wit: WILLIE ANNE THOMAS, EXECUTOR OF ESTATE.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


K. HENLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

WARNING

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 132836000 (1123-12)

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Dated this 18th day of September 2023.

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Personal Services:

EST OF J T THOMAS
918 W BOBE ST
PENSACOLA, FL 32501



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
SHERIFF'S OFFICE
CIVIL UNIT 7
2023 SEP 22 4:10 PM

EST OF J T THOMAS [1123-12]
918 W BOBE ST
PENSACOLA, FL 32501

9171 9690 0935 0129 1252 54

GUY BROTHERS ROOFING INC
[1123-12]
218 HEWITT ST
PENSACOLA, FL 32503

9171 9690 0935 0129 1252 30

ESTATE OF J T THOMAS [1123-12]
417 N DAVIS HWY
PENSACOLA, FL 32501

9171 9690 0935 0129 1252 16

JAMES TRAVIS THOMAS [1123-12]
103 NORTH D ST
PENSACOLA, FL 32502

9171 9690 0935 0129 1251 93

JACOBY T THOMAS [1123-12]
100 W YOUNGE ST
PENSACOLA FL 32501

9171 9690 0935 0129 1251 79

CITY OF PENSACOLA [1123-12]
TREASURY DIVISION
P O BOX 12910
PENSACOLA FL 32521

9171 9690 0935 0129 1251 55

WILLIE ANNE THOMAS [1123-12]
918 W BOBE ST
PENSACOLA, FL 32501

9171 9690 0935 0129 1252 47

JAMES TRAVIS THOMAS [1123-12]
705 E FAIRFIELD DR
PENSACOLA FL 32503

9171 9690 0935 0129 1252 23

WILLIE ANN THOMAS [1123-12]
417 N DAVIS HWY
PENSACOLA, FL 32501

9171 9690 0935 0129 1252 09

JAMIE THOMAS [1123-12]
2209 WOODBURY DR
CANTONMENT FL 32526

9171 9690 0935 0129 1251 86

CONSUMER FINANCIAL SERVICES
[1123-12]
6219 N PALAFOX ST STE E
PENSACOLA FL 32503

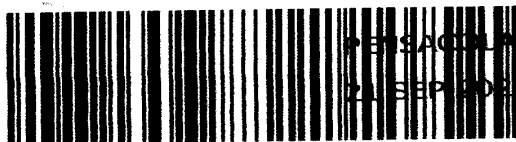
9171 9690 0935 0129 1251 62

ESCAMBIA COUNTY / STATE OF
FLORIDA [1123-12]
190 GOVERNMENTAL CENTER
PENSACOLA FL 32502

*Contact -
owner served*

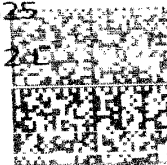
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0129 1252 09

PENSACOLA FL 325
21 SEP 2023 PM 2:11



quodient
FIRST CLASS MAIL
IMI
\$007.18⁹
39/21/2023 ZIP 32502
C42M21212251

US POSTAGE

vac

WILLIE ANN THOMAS [1123-12]
417 N DAVIS HWY
PENSACOLA, FL 32501

WIXAC

322 DC 1

00009/24/23

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

LA1: 93270000631949

VAC

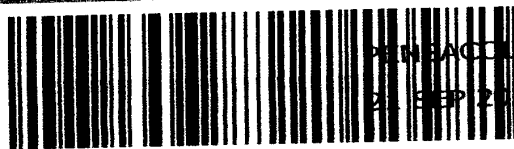
BC: 32502383335

*2738-02791-21-37

0250914000453

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

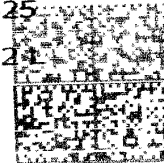
CERTIFIED MAIL™



9171 9690 0935 0129 1252 16

PENSACOLA FL 325

21 SEP 2023 PM 21



quodient

FIRST-CLASS MAIL
IMI

\$007.18⁰

09/21/2023 ZIP 32502
042M21210051

US POSTAGE

ESTATE OF J T THOMAS [1123-12]
417 N DAVIS HWY
PENSACOLA, FL 32501

VAC

NIXIE 322 DC 1 0000/24/20
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC
32501-7404617

BC: 32502583335 *2738-02862-21-37

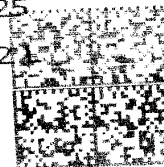
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0129 1252 23

PENSACOLA FL 325
21 SEP 2023 PM 21



quodient
FIRST CLASS MAIL
IMI
\$007.18⁰
09/21/2023 ZIP 32502
C43M31219251

US POSTAGE

ANK

JAMES TRAVIS THOMAS [1123-12]
705 E FAIRFIELD DR
PENSACOLA FL 32503

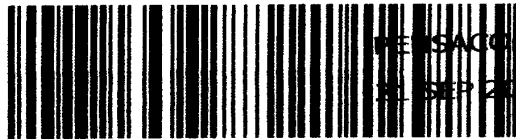
REXIE 222 FE 1 0009/24/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335 *2738-05799-21-38

ANK
32503-300005

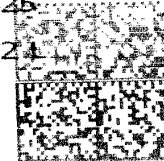
CERTIFIED MAIL



PENSACOLA FL 325

SEP 20 2023 PM 2:14

9171 9690 0935 0129 1251 86



quodient

FIRST CLASS MAIL
IMI

\$007.18

09/21/2023 ZIP 32502
043M31219271

US POSTAGE

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

JAMIE THOMAS [1123-12]
2209 WOODBURY DR
CANTONMENT FL 32526

NIXIE

322 DE 1

0009/28/23

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 32502583335

*2738-02724-21-57

32502583335
000000000000



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
13-2836-000	16		000S009020150022

INSTALLMENT 2 (SEP) 2023

THOMAS J T EST OF &
THOMAS WILLIE ANN
918 W BOBE ST
PENSACOLA, FL 32501

PROPERTY ADDRESS:
417 N DAVIS HWY

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

21 | 6367

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	54,876	0	54,876	363.09
PUBLIC SCHOOLS					
BY LOCAL BOARD	1.9620	104,589	0	104,589	205.20
BY STATE LAW	3.1820	104,589	0	104,589	332.80
PENSACOLA	4.2895	54,876	0	54,876	235.39
WATER MANAGEMENT	0.0234	54,876	0	54,876	1.28
M.S.T.U. LIBRARY	0.3590	54,876	0	54,876	19.70
ESCAMBIA CHILDRENS TRUST	0.4365	54,876	0	54,876	23.95

TOTAL MILLAGE 16.8689

AD VALOREM TAXES \$1,181.41

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS		
	TAXING AUTHORITY	RATE	AMOUNT
LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68	SW STORMWATER(CITY OF PENSACOLA)		35.20
	NON-AD VALOREM ASSESSMENTS		\$35.20

Pay online at EscambiaTaxCollector.com

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

COMBINED TAXES AND ASSESSMENTS \$1,216.61

If Paid By Please Pay	Sep 30, 2023 \$274.33	Oct 31, 2023 \$287.26			
--------------------------	--------------------------	--------------------------	--	--	--

RETAIN FOR YOUR RECORDS

2023 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

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

INSTALLMENT 2 (SEP) 2023
ACCOUNT NUMBER
13-2836-000
PROPERTY ADDRESS
417 N DAVIS HWY

THOMAS J T EST OF &
THOMAS WILLIE ANN
918 W BOBE ST
PENSACOLA, FL 32501

Make checks payable to:
Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

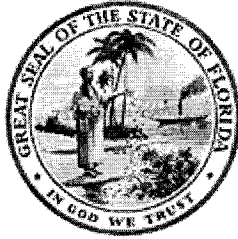
PRIOR YEAR(S) TAXES OUTSTANDING

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Sep 30, 2023 274.33
AMOUNT IF PAID BY	Oct 31, 2023 287.26
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

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



**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 # 006367 of 2021 Date 11/1/2023
 Name FRED GUNTHER**

Cash Summary

Cash Deposit	\$4,005.00
Total Check	\$76,698.20
Grand Total	\$80,703.20

Purchase Price (high bid amount)	\$80,100.00	Total Check	\$76,698.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$560.70	Adv Doc. Stamps	\$560.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$3,631.32	Postage	\$72.10
		Researcher Copies	\$0.00
- postage	\$72.10		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$3,559.22	Registry of Court	\$3,559.22
Purchase Price (high bid)	\$80,100.00		
-Registry of Court	\$3,559.22	Overbid Amount	\$76,468.68
-advance recording (for mail certificate)	\$18.50		
-postage	\$72.10		
-Researcher Copies	\$0.00		
= Overbid Amount	\$76,468.68		

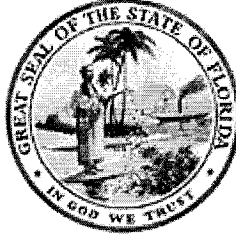
PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

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

PAM CHILDERS

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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


COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2021 TD 006367

Sold Date 11/1/2023

Name FRED GUNTHER

RegistryOfCourtT = TAXDEED	\$3,559.22
overbidamount = TAXDEED	\$76,468.68
PostageT = TD2	\$72.10
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$560.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	 VIEW IMAGES
6/1/2021	0101	CASE FILED 06/01/2021 CASE NUMBER 2021 TD 006367	
5/4/2023	TD83	TAX COLLECTOR CERTIFICATION	
5/4/2023	TD84	PA INFO	
5/5/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023034803	
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 130084) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY 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 11:24:34 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
5/4/2023 11:24:35 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/4/2023 11:24:32		PREPARE ANY				

AM	TD4	INSTRUMENT	7.00	7.00	0.00	0.00
5/4/2023 11:24:35 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/4/2023 11:25:50 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 10:55:46 AM	2023034803	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)	101831436	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900036076 CLEARED ON 9/29/2023
5/5/2023 10:55:46 AM	Deposit	101789617	ASSEMBLY TAX 36 LLC		320.00	Deposit
Deposited			Used		Balance	
320.00			8,200.00		-7,880.00	

65382

Fred Gunther

\$80,100.00

Deposit

\$4,005.00

Auction Results Report

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

Sale Date	Case ID	Parcel	Bidder	Winning	Deposit	Auction	Clerk	Rec	EA	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title Address
11/01/2023	2021 TD 006367	000								\$0.00	\$560.70	\$76,688.20	06367	Pamlico Capital, LLC	1503 E. Government Street
11/01/2023	2021 TD 006324	000								\$0.00	\$70.70	\$9,708.20	06324	Navy Gator of Florida	611 E. Burgess Rd
11/01/2023	2021 TD 006323	000								\$0.00	\$70.70	\$9,708.20	06323	Terry Grant Thoms	5 Ensensada Quay
11/01/2023	2021 TD 006232	000								\$0.00	\$588.70	\$80,526.20	06232	William Wall Tennis	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
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	\$368.90	\$60,476.40	02735	FL Tax Deeds, LLC	111 W. Washington
11/01/2023	2021 TD 000744	201								\$0.00	\$50.40	\$6,932.90	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

Case Number: 2021 TD 006367
Result Date: 11/01/2023
Title Information:
Name:
Address1:
Address2:
City:
State:
Zip:

TOTALS: Items Count: 12 Balance: \$415,625.00 Clerk Fees: \$0.00 Rec Fees: \$510.00 Doc Stamps: \$3,062.50 Total Due: \$419,197.50

Page 1 of 1

View 1 - 12 of 12



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 06367

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 11:11:53 -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 11:15:50 -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. 06367, 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:

LT 15 BLK 22 EAST KING TRACT OR
266 P 848 OR 2135 P 90 OR 4329 P 1093
CA 68 SECTION 00, TOWNSHIP 0 S,
RANGE 00 W

TAX ACCOUNT NUMBER 132836000
(1123-12)

The assessment of the said property under the said certificate issued was in the name of EST OF J T THOMAS and WILLIE ANNE THOMAS

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 # 06367 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:

EST OF J T THOMAS WILLIE ANNE THOMAS
918 W BOBE ST 918 W BOBE ST
PENSACOLA, FL 32501 PENSACOLA, FL 32501

GUY BROTHERS ROOFING INC JAMES TRAVIS THOMAS
218 HEWITT ST 705 E FAIRFIELD DR
PENSACOLA, FL 32503 PENSACOLA FL 32503

ESTATE OF J T THOMAS WILLIE ANN THOMAS
417 N DAVIS HWY 417 N DAVIS HWY
PENSACOLA, FL 32501 PENSACOLA, FL 32501

JAMES TRAVIS THOMAS JAMIE THOMAS
103 NORTH D ST 2209 WOODBURY DR
PENSACOLA, FL 32502 CANTONMENT FL 32526

JACOBY T THOMAS CONSUMER FINANCIAL SERVICES
100 W YOUNGE ST 6219 N PALAFOX ST STE E
PENSACOLA FL 32501 PENSACOLA FL 32503

CITY OF PENSACOLA ESCAMBIA COUNTY / STATE OF FLORIDA
TREASURY DIVISION 190 GOVERNMENTAL CENTER
P O BOX 12910 PENSACOLA FL 32502
PENSACOLA FL 32521

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 06367

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
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dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P
Driver
Date: 2023.10.19 11:11:53 -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 11:15:50 -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. 06367, 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:

LT 15 BLK 22 EAST KING TRACT OR
266 P 848 OR 2135 P 90 OR 4329 P 1093
CA 68 SECTION 00, TOWNSHIP 0 S,
RANGE 00 W

TAX ACCOUNT NUMBER 132836000
(1123-12)

The assessment of the said property under the said certificate issued was in the name of EST OF J T THOMAS and WILLIE ANNE THOMAS

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# 2023089007 11/6/2023 3:15 PM
OFF REC BK: 9064 PG: 1799 Doc Type: TXD
Recording \$10.00 Deed Stamps \$560.70

Tax deed file number 1123-12

Parcel ID number 000S009020150022

TAX DEED

Escambia County, Florida

for official use only

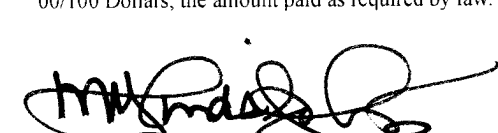
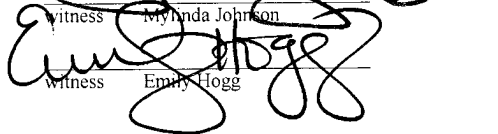
Tax Certificate numbered 06367 issued on June 1, 2021 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **Pamlico Capital, LLC**, 503 E. Government Street Pensacola FL 32502, who was the highest bidder and has paid the sum of the bid as required by law.

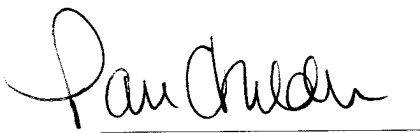
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68 SECTION 00, TOWNSHIP 0 S, RANGE 00 W

**** Property previously assessed to: EST OF J T THOMAS, WILLIE ANNE THOMAS**

On 1st day of November 2023, in Escambia County, Florida, for the sum of (\$80,100.00) EIGHTY THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

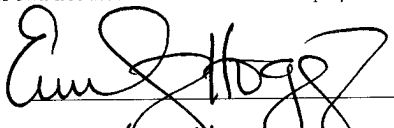

witness Myrinda Johnson

witness Emily Hogg


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



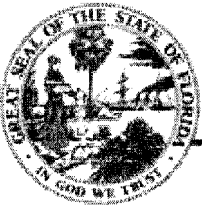
On this 1st day of November, 2023, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

CITY OF PENSACOLA
CODE ENFORCEMENT (CASE 22-003)
PO BOX 12910
PENSACOLA FL 32521

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 1, 2023**, and a surplus of **\$40,583.05** (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 9th 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



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

CITY OF PENSACOLA
CODE ENFORCEMENT (CASE 22-035)
PO BOX 12910
PENSACOLA FL 32521

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

EST OF J T THOMAS
918 W BOBE ST
PENSACOLA, FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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Dated this 9th day of November 2023.

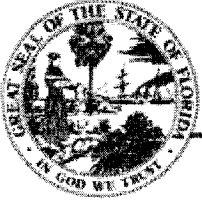


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1838 12



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

WILLIE ANNE THOMAS
918 W BOBE ST
PENSACOLA, FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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Dated this 9th day of November 2023.

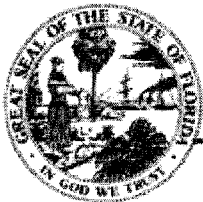


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0127 1838 50



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

CONSUMER FINANCIAL SERVICES
6219 N PALAFOX ST STE E
PENSACOLA FL 32503

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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9171 9690 0935 0127 1838 43



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

ESTATE OF J T THOMAS
417 N DAVIS HWY
PENSACOLA, FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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Dated this 9th day of November 2023.

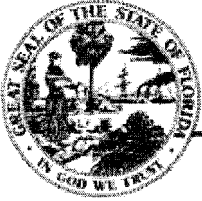


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1838 29



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

GUY BROTHERS ROOFING INC
218 HEWITT ST
PENSACOLA, FL 32503

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **November 1, 2023**, and a surplus of **\$40,583.05** (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.

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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 9th 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 1838 05



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

JACOBY T THOMAS
100 W YOUNGE ST
PENSACOLA FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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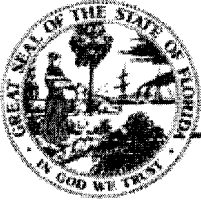


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0127 1837 99



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 TRAVIS THOMAS
103 NORTH D ST
PENSACOLA, FL 32502

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1838 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 •

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

JAMES TRAVIS THOMAS
705 E FAIRFIELD DR
PENSACOLA FL 32503

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0127 1837 82



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

JAMIE THOMAS
2209 WOODBURY DR
CANTONMENT FL 32526

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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By: _____
Deputy Clerk

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

9171 9690 0935 0127 1837 75



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

WILLIE ANN THOMAS
417 N DAVIS HWY
PENSACOLA, FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-
9171 9690 0935 0127 1837 68

Tax Cert

Property Owner

Property Address

2021 TD 006367

Est of J.T. Thomas

Willie Anne Thomas

417 N. Davis Hwy 32501

SOLD TO:

Fred Gunther \$80,100.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 589.20 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 1,164.53 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 2,633.25 ✓
Refund High Bidder unused sheriff fees	\$ 0
Additional taxes	\$ 919.72 ✓
Postage final notices	\$ 72.10
CITY LIENS	\$ 34,104.00
AAHS of FLORIDA TRUST	\$ 20,251.52
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$75,304.15
	\$
	\$ 40583.05
9000310908	\$ 20331.53
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

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

Post sale process:

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

Lien Information:

✓		
✓		
✓	CITY CODE 8764/69	Due \$ 18287.00
✓		Paid \$ 18287.00
✓	CITY CODE 9051/311	Due \$ 16302.00
✓		Paid \$ 16302.00
		Due \$
		Paid \$
		Due \$
		Paid \$
✓		Due \$
✓		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$

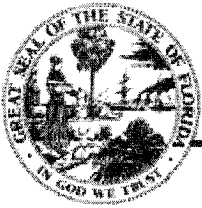
Notes: JACOB Thomas . DOB 1/7/2000

JAMES TRAVIS THOMAS . DOB 1/8/1989

DID NOT PAY LIENS AGAINST

EITHER - NOT SURE IF SAME PERSON.

Final notices mailed 11/9/23, 120 days = 3/8/24



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

CITY OF PENSACOLA
CODE ENFORCEMENT (CASE 22-003)
PO BOX 12910
PENSACOLA FL 32521

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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Dated this 9th 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



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

CITY OF PENSACOLA
CODE ENFORCEMENT (CASE 22-035)
PO BOX 12910
PENSACOLA FL 32521

Tax Deed File # 1123-12
Certificate # 06367 of 2021
Account # 132836000

Property legal description:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

My linda Johnson (COC)

From: Joanna Walker <JHuestis@cityofpensacola.com>
Sent: Wednesday, November 8, 2023 11:08 AM
To: My linda Johnson (COC)
Subject: RE: [EXTERNAL] Code lien payoff request (Tax Deed case 2021 TD 06367)

Both cases are still in violation.

Case # 22-003 \$18,287.00
Case # 22-035 \$16,362.00

Joanna Walker

Administrative Assistant II

Code Enforcement

Visit us at <http://cityofpensacola.com>

2849 N. Palafox St.

Pensacola, FL 32501

Office: 850.436.5500

jwalker@cityofpensacola.com



FLORIDA'S FIRST & FUTURE

Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

From: My linda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Wednesday, November 8, 2023 10:57 AM
To: Joanna Walker <JHuestis@cityofpensacola.com>
Subject: RE: [EXTERNAL] Code lien payoff request (Tax Deed case 2021 TD 06367)

Oh my gosh, yes November 1st.



My linda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit Court
& Comptroller

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

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

From: Joanna Walker <JHuestis@cityofpensacola.com>
Sent: Wednesday, November 8, 2023 10:49 AM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Subject: RE: [EXTERNAL] Code lien payoff request (Tax Deed case 2021 TD 06367)

November 1, 2023?

Joanna Walker

Administrative Assistant II

Code Enforcement

Visit us at <http://cityofpensacola.com>

2849 N. Palafox St.

Pensacola, FL 32501

Office: 850.436.5500

jwalker@cityofpensacola.com



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From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Wednesday, November 8, 2023 10:48 AM
To: Joanna Walker <JHuestis@cityofpensacola.com>
Subject: RE: [EXTERNAL] Code lien payoff request (Tax Deed case 2021 TD 06367)

Yes, please calculate through the sale date of Oct 1.

Thank you!



Mylinda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 Palafox Place Ste 110, Pensacola, FL 32502

www.EscambiaClerk.com

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From: Joanna Walker <JHuestis@cityofpensacola.com>
Sent: Wednesday, November 8, 2023 10:47 AM
To: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Subject: RE: [EXTERNAL] Code lien payoff request (Tax Deed case 2021 TD 06367)

Both cases are still in violation. Do you have a cut-off date I can use to calculate the fines through?

Joanna Walker

Administrative Assistant II
Code Enforcement

Visit us at <http://cityofpensacola.com>
2849 N. Palafox St.
Pensacola, FL 32501
Office: 850.436.5500
jwalker@cityofpensacola.com



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From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Tuesday, November 7, 2023 4:17 PM
To: Joanna Walker <JHuestis@cityofpensacola.com>
Cc: COC TaxDeeds <TaxDeeds@escambiaclerk.com>
Subject: [EXTERNAL] Code lien payoff request (Tax Deed case 2021 TD 06367)

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Joanna,

Can you please provide a payoff on the attached liens? Case # 22-003 and 22-035.
The property at 417 N Davis Hwy sold at Tax Deed auction to: Pamlico Capital, LLC, 503 E. Government Street, Pensacola FL 32502 and we have surplus funds to disburse.

Thank you!



Mylinda Johnson

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

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

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**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Code Enforcement Office (436-5500)
Petitioner, :

vs. :

ESTATE OF J. T. THOMAS & WILLIE ANN
THOMAS,
Respondent(s). :

Case # 22-003

\$18,287.00

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on October 19, 2021, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 417 North Davis Highway, Pensacola, Escambia County, Florida, legally described as:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68. TAX ACCT. #132836000.

2. The following described condition exists on the property: there remains rotting wood, missing exterior wall siding, holes in the exterior walls, a deteriorating roof, peeling and unpainted wood and house numbers not displayed on this vacant residential structure and the condition constitutes an unsafe condition, lack of maintenance (protective treatment, exterior walls, roofs & drainage, premises identification) and a nuisance.

3. The date this condition was first observed was February 22, 2021; re-inspection made on October 19, 2021, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on October 7, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on October 19, 2021, at which hearing the respondent Willie Ann Thomas appeared and testified, as did Craig Simon, who both said they had all the materials necessary to complete the remaining repair work and could pull the permit and resume work next week.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
 of the Code of the City of Pensacola, Florida.
 of the Florida Building Code.
 of the Standard Housing Code.
 304.1.1, 304.2, 304.3, 304.6 & 304.7 of the International Property Maintenance Code.
2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]
3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must resume the work to correct all the above noted violations before November 2, 2021. [Before commencing this work, the respondent(s) must contact the City Inspections Department at (850) 436-5600 to determine if, and by whom, a City work permit must be pulled beforehand.] Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the **City Code Enforcement Authority Meeting and Hearings** scheduled to take place beginning at 3:00 P.M. (Central Time) on **Tuesday, November 2, 2021**, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on October 21, 2021, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on October 21, 2021, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

Susan Southard
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501

(Signature of Notary and Administrative Officer)

Susan Southard

(Printed Name of Notary & Admin. Officer)



Susan Southard
Notary Public
State of Florida
Comm# HH014208
Expires 6/24/2024

BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its Inspection Services (436-5600)
Petitioner,

vs.

ESTATE OF J. T. THOMAS & WILLIE ANN
THOMAS,

Respondent(s).

Case # 22-035

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on January 4, 2022, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders that:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 417 North Davis Highway, Pensacola, Escambia County, Florida, legally described as:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68. TAX ACCT. #132836000.

2. The following described condition exists on the property: new windows and/or sliding glass doors have been installed and interior demolition has taken place without securing the required City work/building permit and Architectural Review Board variance and the condition constitutes no building permit.

3. The date this condition was first observed was April 18, 2021; re-inspection made on January 4, 2022, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on December 23, 2021, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on January 4, 2022, at which hearing the respondent(s) DID NOT appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

21/6367

New

14,342.50

12-12-5 of the Code of the City of Pensacola, Florida.
of the Florida Building Code.
of the Standard Housing Code.
of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must completely correct all of the aforesaid violation(s) before January 18, 2022, by either (a) removing and properly disposing of the newly installed windows and/or sliding glass doors and restoring the site/structure to its original pre-construction condition or (b) applying for and securing the required City work/building permit and/or Architectural Review Board variance. Before commencing this work, the respondent(s) must contact the City's Inspection Services Office at (850) 436-5600 to determine if, and by whom, a City work permit must be purchased beforehand. Immediately after this work has been completed, the respondent(s) must call the City Inspection Services Office at (850) 436-5600 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed

2. In the event this order is not complied with before the above compliance date(s), as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, January 18, 2022, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on January 6, 2022, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

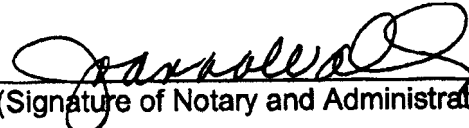
Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

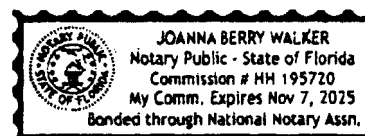
The execution of the foregoing order was acknowledged before me on January 6, 2022, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501
(850) 436-5500


(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



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 # 2021-TD-006367 Certificate # 006367 of 2021 Sale Date: 11/1/2023
Property Address: 417 N DAVIS HWY Pensacola FL 32501

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

Claimant's Name: PAHS of Florida Trust - Anthony Priscianaro as Trustee
Contact Name, if Applicable: Nancy Kaufman
Address: PO Box 149717 Orlando FL 32814
Telephone Number: 1-31-662-9774
Email Address: PAHSA ASSISTANT@gmail.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: 10/30/23 Book #: 9061 Page #: 205

Amount of surplus tax deed sale proceeds claimed: \$ 75,304.¹⁵

Does the titleholder claim the subject property was homestead property: No

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

PO BOX 149717 ORLANDO FL 32814

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

Signature of Claimant:

Print: Anthony Priscianaro

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 11 day of November, 2023 by Anthony Priscianaro



Signature-Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known ☐ OR Produced Identification ☒ Type of Identification Produced FLDL

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2023 NOV - 8 P 2:50
ESCAMBA COUNTY

Request for Taxpayer Identification Number and Certification

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above
HAAS OF FLORIDA TRUST

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

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

☐ C Corporation

☐ S Corporation

☐ Partnership

☒ Trust/estate

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

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

5 Address (number, street, and apt. or suite no.) See instructions.
PO Box 149717

6 City, state, and ZIP code
Orlando FL 32814

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

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

Social security number

			-			-			
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or

Employer identification number

9	2	-	6	0	7	3	6	9	0
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Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

Date ► *11/1/23*

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

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

Prepared By and Return To:
Nancy Kaufman
13330 W. Colonial Dr Unit 110,
Winter Garden FL 34787

Space Above This Line for Recording

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this September, day of 28, 2023, by **Willie Thomas, a Single Man** whose address is **4187 Erress Blvd Pensacola FL 32505** (the "Grantor") to **Anthony Prisciandaro, Trustee of the AAHS of Florida Trust dated September 19, 2022** whose address is **13330 W. Colonial Dr UNIT 110 Winter Garden FL 34787** (the "Grantee")

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals and the successor and assigns corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of **Ten and NO/100 Dollars (\$10.00)**, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee forever, all the rights, title, interest, claim, and demand which the said Grantor has in and to the following described piece or parcel of land, situate, lying and being in the County of Escambia County, State of Florida, to wit:

LT 15 BLK 22 EAST KING TRACT OR 266 P 848 OR 2135 P 90 OR 4329 P 1093 CA 68

Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. At the time of conveyance of this property, the Grantor's homestead property is 4187 Erress Blvd Pensacola FL 32505

Parcel Id: 13-2836-000

The Grantee, as trustee, has the full power and authority to protect, conserve, conditions, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073

Subject to conditions, restrictions, reservations and easements of record and taxes subsequent to 2022.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

Felicia Strickland
Print Name: Felicia Strickland

Willie Thomas
Willie Thomas

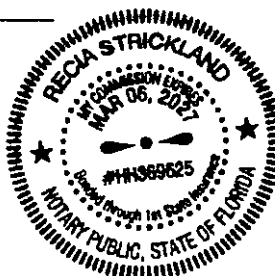
Recia Strickland
Print Name: Recia Strickland

STATE OF FLORIDA

COUNTY OF ESCAMBIA

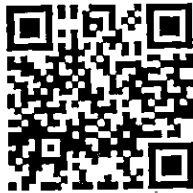
The foregoing instrument acknowledged before me by means of ☒ physical presence or _____ online notarization, this 28th day of September, 2023, by **Willie Thomas**, a **Single Man** He/She is _____ personally known to me or has _____ has produced a FL DL as identification.

Recia Strickland
Notary Public, State of Florida



UNITED STATES
POSTAL SERVICE®

PRIORITY®
MAIL
EXPRESS



USPS.COM/PICKUP

To schedule free
Package Pickup,
scan the QR code.



9505 100001000006

EP13F Oct 2018
OD: 12/1/2 X 9 1/2

269

UNITED STATES POSTAL SERVICE®		Click-N-Ship®	
	9505 100001000006	9470 1036 9930 0073 8052 86 000010043 2502	
	\$23.73	U.S. POSTAGE PAID	
	U.S. POSTAGE	11/07/2023 Marked from 32814 96745015004298	
PRIORITY MAIL EXPRESS 1-DAY®			
ANTHONY PRUSCIANARO ALL AMERICAN HOUSING SOLUTIONS PO BOX 149717 ORLANDO FL 32814-9717		Scheduled Delivery Date: 11/06/23 0007 C009	
WAIVER OF SIGNATURE SCHEDULED DELIVERY 8:00 PM			
ESCAMBIA CLERK OF THE CIRCUIT COURT TAX DEED DIVISION STE 110 221 PALAFOX PL PENSACOLA FL 32502-5833			
USPS TRACKING #			
9470 1036 9930 0073 8052 86			





Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

April 16, 2024

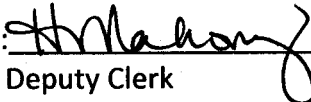
AAHS OF FLORIDA TRUST
ANTHONY PRISCIANDARO, TRUSTEE
P.O. BOX 149717
ORLANDO, FL 32814

Re: Tax Certificate #06367 of 2021

Dear AAHS OF FLORIDA TRUST

Please find enclosed our check #900036968 in the amount of \$20,251.52. 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 417 N. Davis Hwy.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

/hm
Enclosures

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

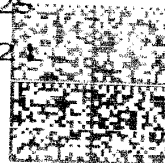
CERTIFIED MAIL



9171 9690 0935 0129 1251 93

PENSACOLA FL 325

21 SEP 2023 PM 24



quadiant

FIRST CLASS MAIL

IMI

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09/21/2023 ZIP 32502
043M3111925

US POSTAGE

JAMES TRAVIS THOMAS [1123-12]
103 NORTH D ST
PENSACOLA, FL 32502

09/22

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9-22
10-7

NIXIE

922 DE 1

0010/11/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583333

*2738-03061-21-37

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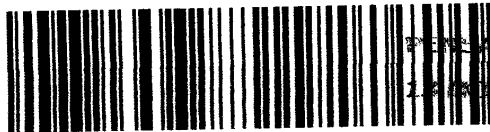


CERTIFIED MAIL™

Pam Childers

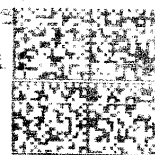
Clerk of the Circuit Court & Compt
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 32502
11/15/2007 2:03PM 1



quadrant

FIRST-CLASS MAIL
PAID

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PENSACOLA, FL 32502
PSN31710251

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

RECEIVED
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
FILED
NOV 15 11:27
PENSACOLA, FL

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

MES TRAVIS THOMAS
NORTH D ST
PENSACOLA, FL 32502

NIXIE

NOV 15 2007

0012/68/23

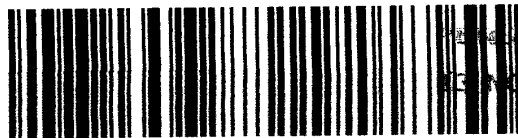
RETURN TO SENDER
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UNABLE TO FORWARD

32502-5833
32502-46160

BC: 32562583335

*2638-01754-13-88

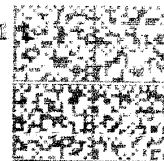
Pam Childers
Clerk of the Circuit Court & Comp
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 1837 68

PENSACOLA FL 325

NOV 2023PM 1



quadiant

FIRST-CLASS MAIL
IM1

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11/13/2023 7:45:00
043M11218001

US POSTAGE

WILLIE ANN THOMAS
417 N DAVIS HWY
PENSACOLA, FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021

VAC LOT

460

NIXIE

322 DE 1

NOV 11/27/23

RETURN TO SENDER

VACANT

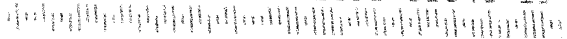
UNABLE TO FORWARD

VAC

BC: 32502583335

*2638-01646-13-38

3250258333
06367-0000



CERTIFIED MAIL

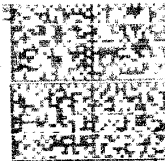
Pam Childers

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



9171 9690 0935 0127 1837 75

PENSACOLA FL 325
13 NOV 2023PM 1



quodient

FIRST-CLASS MAIL
IM1

\$007.18⁹

11/13/2023 ZIP 32502
040M34219251

US POSTAGE

JAMIE THOMAS
2209 WOODBURY DR
CANTONMENT FL 32526

Tax Deed File # 1123-12
Certificate # 06367 of 2021

NIXIE

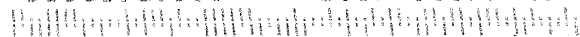
322 DE 1

6811/17/23

RETURN TO SENDER
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UNABLE TO FORWARD

BC: 32502583335 *2087-06077-13-42

325025833
32533-14



CERTIFIED MAIL

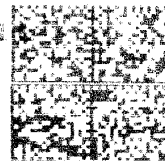
Pam Childers
Clerk of the Circuit Court & Com
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 1838 29

PENSACOLA FL 325

NOV 2023PM 1



quodient

FIRST-CLASS MAIL
IM

\$007.18

11/13/2023 ZIP 32502
043M3121905

US POSTAGE

ESTATE OF J T THOMAS
417 N DAVIS HWY
PENSACOLA, FL 32501

Tax Deed File # 1123-12
Certificate # 06367 of 2021

VAC LOT

00760

NIXIE

322 DE 1

0011/15/23

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 3250258335

*2638-01312-13-38

325025833

32501-99995