

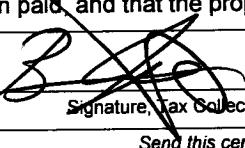


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0125-83

Part 1: Tax Deed Application Information				
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173		Application date	Apr 26, 2024
Property description	POWELL PEGGY A 4425 JERNIGAN RD PACE, FL 32571 4820 BIRCH AVE 07-0412-000 LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185		Certificate #	2022 / 2994
			Date certificate issued	06/01/2022
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)
# 2022/2994	06/01/2022	222.84	11.14	233.98
→ Part 2: Total*				233.98
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	Total (Column 3 + Column 4 + Column 5)
# 2023/2996	06/01/2023	222.12	6.25	265.02
Part 3: Total*				265.02
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)				499.00
2. Delinquent taxes paid by the applicant				0.00
3. Current taxes paid by the applicant				216.61
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)				1,090.61
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.				
Sign here:			Escambia, Florida	
	Signature, Tax Collector or Designee		Date April 29th, 2024	

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

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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>08/06/2026</u> <i>1/8/2025</i>	

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400858

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

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
07-0412-000	2022/2994	06-01-2022	LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

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

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2024
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Back

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	342S300200001111	Year	Land	Imprv	Total	Cap Val
Account:	070412000	2023	\$17,805	\$0	\$17,805	\$12,768
Owners:	POWELL PEGGY A	2022	\$11,608	\$0	\$11,608	\$11,608
Mail:	4425 JERNIGAN RD PO BOX 1111	2021	\$11,608	\$0	\$11,608	\$11,608

Disclaimer

Tax Estimator

File for Exemption(s) Online

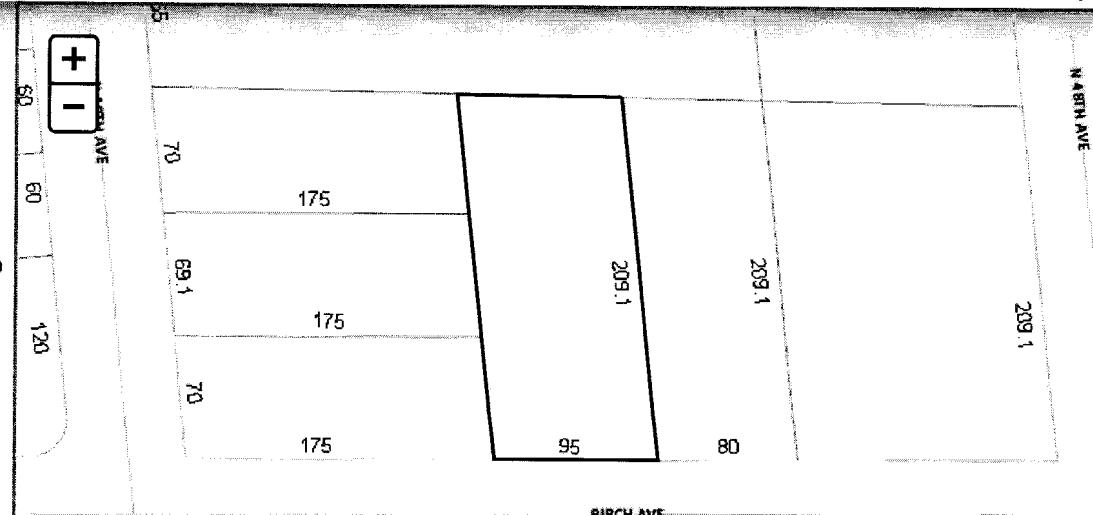
Report Storm Damage

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
11/1994	3679	316	\$29,600	WD		
09/1993	3433	150	\$36,000	WD		
01/1968	417	203	\$2,500	WD		
01/1968	400	896	\$100	WD		

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

1000

[Launch Interactive Map](#)



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

MDR
MDR
MDR

**Evacuation
& Flood
Information
Open
Report**

Buildings

Images



4/19/2010 12:00:00 AM



4/19/2010 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:05/08/2024 (ic.4625)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of Tax Certificate No. 02994, issued the 1st day of June, A.D., 2022 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 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070412000 (0125-83)

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

PEGGY A POWELL

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th day of May 2024.

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 #: 07-0412-000 CERTIFICATE #: 2022-2994

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: September 05, 2004 to and including September 05, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: September 12, 2024

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

September 12, 2024
Tax Account #: **07-0412-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PEGGY A POWELL**

By Virtue of Warranty Deed recorded 11/17/1994 in OR 3679/316 and Death Certificate for Frank Windell Powell recorded 01/28/2000 in OR 4517/1812

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

Taxes for the year(s) 2021-2023 are delinquent.

Tax Account #: 07-0412-000

Assessed Value: \$12,768.00

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: JAN 8, 2025

TAX ACCOUNT #: 07-0412-000

CERTIFICATE #: 2022-2994

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

YES **NO**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2023 tax year.

PEGGY A POWELL
4425 JERNIGAN RD
PACE FL 32571

PEGGY A POWELL
4820 BIRCH AVE
PENACOLA FL 32506

Certified and delivered to Escambia County Tax Collector, this 15th day of September, 2024.

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

September 12, 2024
Tax Account #:07-0412-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0412-000(0125-83)

6.00 Rec
20720 Doc
103.60 Assmnt

OR Bk3679 Pg0316
INSTRUMENT 00170686
Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Kenneth D. and Marguerite T. Powell, husband and wife

for and in consideration of Thirty Thousand and no/100 (\$30,000.00)

DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto Frank W. and Peggy A. Powell, husband and wife, and their

heirs, executors, administrators and assigns, forever, the following described real property, situate, lying and being in the County of Escambia State of Florida to-wit:

Lot One Hundred and Eleven (111), less the East Eighty Feet of Ravenwood Gardens, subdivision being in and lying in Section Thirty-Four (34), Township (2) South, South Range Thirty West.

"Subject to that certain mortgageexecuted by Margaret Mildred Theimer to Kenneth D. and Marguerite T. Powell in the principal sum of \$31,000 dated September 10, 1993 and recorded in Official Record Book 3433 at Pages 150 thru 154 of the Public Records of Escambia County, Florida which Frank W. and Peggy A. Powell assume and agree to pay"

Mortgage Balance being assumed is \$29,591.66

D S PD Deed \$207.20
Mort \$0.00 ASUM \$103.60
NOVEMBER 17, 1994
Joe A. Flowers, Comptroller
Cert. Reg. 59-2043328-27-01
BY *J. Knight* D.C.

Instrument 00170686
Filed and recorded in the
public records
NOVEMBER 17, 1994
at 12:18 P.M.
in Book and Page noted
above or hereon
and record verified
JOE A. FLOWERS,
COMPTROLLER,
Escambia County,
Florida

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.

And We covenant that we are well seized of an indefeasable estate in fee simple in the said property, and have a good right to convey the same; that it is free of lien or encumbrance, and that our heirs, executors and administrators, the said grantee, our heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14th day of November A.D. 19⁹⁴

Signed, sealed and delivered in the presence of

Gloria Faye Kirksey
Gloria Faye Kirksey

Shannen L. Powell
Shannen L. Powell

Kenneth D. Powell (SEAL)
Kenneth D. Powell

Marguerite T. Powell (SEAL)
Marguerite T. Powell

(SEAL)

State of Florida
Escambia County

Before the subscriber personally appeared Kenneth D. Powell who produced a Florida's driver's license as identification, and Marguerite T. Powell his wife, known to me, and known to me to be the individual so described by said name, and who executed the foregoing instrument and acknowledged that they executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of NOVEMBER 1994

This instrument was prepared by:
Marguerite T. Powell
2865 Wilde Lake Blvd
Pensacola, FL 32526



PIA VARELA JOHNSON
My Comm Exp. 12/12/97
Bonded By Service Inc.
No. CC335973 Commission expires 12/12/97
I Personally Know *M. V. Johnson*

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02994 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PEGGY A POWELL PEGGY A POWELL
4425 JERNIGAN RD 4820 BIRCH AVE
PACE, FL 32571 PENACOLA FL 32506

WITNESS my official seal this 21th day of November 2024.

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 January 8, 2025, 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 **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02994**, issued the **1st** day of **June, A.D., 2022** 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 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070412000 (0125-83)

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

PEGGY A POWELL

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 15th day of November 2024.

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:

4820 BIRCH AVE 32506



PAM CHILDERS

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

By:
Emily Hogg
Deputy Clerk

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Personal Services:

PEGGY A POWELL
4425 JERNIGAN RD
PACE, FL 32571

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

0125-83

Document Number: ECSO24CIV040444NON

Agency Number: 25-001588

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02994 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PEGGY A POWELL

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 11/22/2024 at 8:53 AM and served same at 8:32 AM on 11/26/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO THE PROPERTY AS INSTRUCTED BY THE CLERKS OFFICE

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

Alex Duda 928

A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

WARNING

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Post Property:

4820 BIRCH AVE 32506



PAM CHILLERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO24CIV006138NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 02994

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
FAMILY LAW DIVISION

P O BOX 333
PENSACOLA, FL 32591-0333

2024 DEC 16 PM 4:17
PAM CHILDERS
CLERK & COMPTROLLER
FILED
ESCAMBIA COUNTY, FL

Plaintiff: PAM CHILDERS CLERK COURT & COMPTROLLER ESCAMBIA COUNTY

Defendant: PEGGY A POWELL

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

POSTED

Received the above named writ on 11/26/2024 at 10:37 AM and served the same on 11/27/2024 at 10:35 AM, to be served to POWELL, PEGGY A in Santa Rosa County, Florida, by posting a true copy of this writ on the within described real property at 4425 JERNIGAN RD , PACE, FL to the best of our ability acting on the given description.

Bob Johnson, Sheriff
Santa Rosa

R. Gunter

By: _____

R. GUNTER,

Service Fee: \$40.00
Receipt No: 43128-24-D



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO24CIV006138NON

Receive Date: 11/26/2024 10:37 AM

Agency Number:

Clerk ID: SRSO12PER000135

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Plaintiff: PAM CHILDERS CLERK COURT & COMPTROLLER ESCAMBIA COUNTY

Defendant: PEGGY A POWELL

Case Number: 02994

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 01/08/25

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
FAMILY LAW DIVISION

P O BOX 333
PENSACOLA, FL 32591-0333

Deposits & Fees:

Service Fee: \$40.00

+ Other Fees:

Total Fees: \$40.00

Deposit Amount: \$40.00

Refund Amount:

Check No.

Check No. 900037927

Receipt No.

Receipt No. 43128-24-D

Refund Date:

By:

Received By

PEGGY A POWELL [0125-83]
4425 JERNIGAN RD
PACE, FL 32571

PEGGY A POWELL [0125-83]
4820 BIRCH AVE
PENACOLA FL 32506

9171 9690 0935 0128 0573 89

9171 9690 0935 0128 0573 96

✓ delivered

Tracking Number Information

Meter:	31219251	Mailing Date:	11/21/24 02:36 PM
Tracking Number:	9171969009350128057396	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32571
Service:	ERR	City:	MILTON
Value	\$0.690	State:	FL

Proof of Delivery

Delivery Section	
Signature	
Printed Name	Juai Nelson
Delivery Address	4405 Ternion Rd

Status Details

▼ Status Date

Status Date	Status
Tue, 11/26/24, 09:08:00 AM	OK : Delivered
Mon, 11/25/24, 04:23:00 PM	Delayed: No Authorized Recipient Available
Sun, 11/24/24, 11:17:00 PM	Processed (processing scan)
Sat, 11/23/24, 08:17:00 PM	Processed (processing scan)
Fri, 11/22/24, 04:37:00 AM	Processed (processing scan)
Fri, 11/22/24, 12:18:00 AM	Processed (processing scan)
Thu, 11/21/24, 11:03:00 PM	Origin Acceptance
Thu, 11/21/24, 06:34:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

Peggy A Powell

Age 76, Born October 1948

Lives in Milton, FL

(850) 723-0514 *-disc*



Full Background Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Evictions & Foreclosures
- Marriage & Divorce Records
- Bankruptcies, Liens & Judgments
- Assets & Properties
- Business Records
- Professional Licenses
- Social Media Records

[View Full Background Report](#)



Also Seen As

Peggy Ann Nelson, Peggy Ann Powell, Peggy Ward Powell, Margaret A Powell, Margaret W Powell



Current Address

[4425 Jernigan Rd](#)

[Milton, FL 32571](#)

3 Bed | 2 Bath | 1288 Sq Ft | Built 1974

Santa Rosa County

(Sep 2001 - Dec 2024)

[Ad] [Streamline Property Owner Info Search](#)

Search Over 157 Million MLS and Public Record Properties. [Try PeopleFinders](#).



Phone Numbers

[\(850\) 723-0514](#) - Wireless *-disc*

Possible Primary Phone

Last reported Nov 2024

AT&T

[\(850\) 456-4627](#) - Landline *-busy*

Last reported Jul 2002

Southern Bell Telephone & Telegraph

[\(850\) 994-6686](#) - Landline

Last reported Apr 2015

Southern Bell Telephone & Telegraph

[\(904\) 455-5645](#) - VOIP

Last reported Mar 2008

Teleport Communications America

left message



Background Report Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Bankruptcies, Judgments, Liens
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- Age
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Complete Background Check

[View Background Report](#)

Sponsored Links

SEPHORA *+ Our Biggest Sale of the Year*

20% OFF your purchase



Which of the following smart TV brands have you heard of? (Select all that apply)

- Fire TV
- Roku
- Vizio
- TCL
- Samsung
- LG
- ...



1 of 3

Next



Email Addresses

jualn@att.net

Current Address Property Details

4425 Jernigan Rd

Milton, FL 32571

Bedrooms	Bathrooms	Square Feet	Year Built
3	2	1,288	1974
Estimated Value N/A	Estimated Equity N/A	Last Sale Amount N/A	Last Sale Date N/A
Occupancy Type Owner Occupied	Ownership Type Related	Land Use Mobile/Manufactured Home (regardless of Land ownership)	Property Class Residential
Subdivision N/A	Lot Square Feet 35,196	APN 16-1N-29-0000-07235-0000	School District Santa Rosa County School District



Previous Addresses

4425 Jernigan Rd

Pace, FL 32571

Santa Rosa County
(Sep 2001 - Jan 2022)

4820 Birch Ave

Pensacola, FL 32506

Escambia County
(Oct 1994 - Jan 2022)

9600 N Loop Rd

Pensacola, FL 32507

Escambia County
(Jul 1992 - Jan 2021)

PO Box 294680

Lewisville, TX 75029

Denton County
(Jul 2000 - Sep 2011)

502 S 9th St

Okemah, OK 74859

Okfuskee County
(Aug 2009 - Aug 2011)

Pensacola

Pensacola, FL 32507

Escambia County
(Apr 2005)



Criminal Records Report Sponsored Link

- Arrest & Criminal Records
- Misdemeanors & Felonies
- Registered Sex Offender Check
- Warrants & Police Records
- Nationwide Court Records
- Speeding Tickets

[View Criminal Records Report](#)

Sponsored Links

Which of the following smart TV brands have you heard of? (Select all that apply)

- Fire TV
- Roku
- Vizio
- TCL
- Samsung
- LG
- ...



1 of 3

Next



Possible Relatives

May include parents (mother, father), spouse (wife, husband), exes, brothers, sisters, children

Cynthia Nelson	Frank Powell	Frank Powell Jr	J Nelson
Age 58	Age 86	Age 52	Age 78
Jual Nelson	Kenneth Powell	Linda Bowman	Marguerite Powell
Age 78	Age 83	Age 52	Age 78
Mildred Mata	Peggy Powell	Richard Powell	Sharon Koonse Nelson
Age 88	Age 74	Age 50	Age 58



Possible Associates

May include current and past roommates, friends, and extended family

Harold Ward	Lisa Ward	David Kinsey	Edna Kinsey
Age 58	Age 58	Age 59	Age 59
Jacob Ward	James Patterson	Jeremiah Minahan	Mark Tillman
Age 30	Age 61	Age 73	Age 52
Mark Tillman	Suzanne Rodgers	Margaret Theimer	Willie Lymon
Age 76	Age 55	Age 109	Age 61



Full Background Report

Sponsored Link

- Arrest Records
- Court Records
- Marriage & Divorce Records
- Birth & Death Records
- Police Records
- Search Warrants
- Criminal Records Data
- Property Records
- Current and Past Contact Info
- Reverse Phone Lookups
- AKAs, Age, Date of Birth
- Addresses and Phone Numbers
- Relatives and Associates
- Public Records Data
- Bankruptcies, Judgments, Liens
- Complete Background Check

[View Full Background Report](#)

advertisement

FAQ

Where does **Peggy Ann Powell** live?

Peggy Ann Powell's address is [4425 Jernigan Rd Milton, FL 32571](#).

How old is **Peggy Ann Powell**?

Peggy Ann Powell's age is 76 years old.

What is **Peggy Ann Powell**'s phone number?

Peggy Ann Powell's number is (850) 723-0514

Is **Peggy Ann Powell** married?

Peggy Ann Powell does not appear to be married.

NEED MORE DATA IN REAL-TIME?



Get access to our partner **Endato's Fast Developer API** for Contact Enrichment, Sales and Marketing Intelligence.

[Try Our API](#)

TruePeopleSearch.com is not a Consumer Reporting Agency (CRA) as defined by the [Fair Credit Reporting Act \(FCRA\)](#). This site can't be used for employment, credit or tenant screening, or any related purpose.

CERTIFIED MAIL™

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



9171 9690 0935 0128 0573 89

2 1 24 024PM

quadient

FIRST-CLASS MAIL
IMI

\$008.16⁰

US POSTAGE

PEGGY A POWELL [0125-83]
4820 BIRCH AVE
PENACOLA FL 32506

上卷第10章：如何在危机中发现机会

32506-484420

THE BOSTONIAN



Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatic

2024

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
07-0412-000	06		342S300200001111

POWELL PEGGY A
4425 JERNIGAN RD
PACE, FL 32571

PROPERTY ADDRESS:
4820 BIRCH AVE

EXEMPTIONS:

PRIOR YEAR(S) TAXES OUTSTANDING

22 | 2994

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED		
COUNTY	6.6165	14,044	0	14,044	92.92		
PUBLIC SCHOOLS							
BY LOCAL BOARD	1.7520	20,179	0	20,179	35.35		
BY STATE LAW	3.0950	20,179	0	20,179	62.45		
WATER MANAGEMENT	0.0218	14,044	0	14,044	0.31		
SHERIFF	0.6850	14,044	0	14,044	9.62		
M.S.T.U. LIBRARY	0.3590	14,044	0	14,044	5.04		
ESCAMBIA CHILDRENS TRUST	0.4043	14,044	0	14,044	5.68		
TOTAL MILLAGE		12.9336	AD VALOREM TAXES				
NON-AD VALOREM ASSESSMENTS							
LEGAL DESCRIPTION	TAXING AUTHORITY	RATE	AMOUNT				
LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA See Additional Legal on Tax Roll	FP FIRE PROTECTION		15.03				
NON-AD VALOREM ASSESSMENTS							
Pay online at EscambiaTaxCollector.com Payments must be in U.S. funds drawn from a U.S. bank		COMBINED TAXES AND ASSESSMENTS					
If Paid By Please Pay	Dec 31, 2024 \$219.61	Jan 31, 2025 \$221.87	Feb 28, 2025 \$224.14	Mar 31, 2025 \$226.40			

RETAIN FOR YOUR RECORDS

2024 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312
PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

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

PAY ONLY ONE AMOUNT	
AMOUNT IF PAID BY	Dec 31, 2024 219.61
AMOUNT IF PAID BY	Jan 31, 2025 221.87
AMOUNT IF PAID BY	Feb 28, 2025 224.14
AMOUNT IF PAID BY	Mar 31, 2025 226.40
AMOUNT IF PAID BY	

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
07-0412-000
PROPERTY ADDRESS
4820 BIRCH AVE

POWELL PEGGY A
4425 JERNIGAN RD
PACE, FL 32571

PRIOR YEAR(S) TAXES
OUTSTANDING



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

SALE DATE - 01-08-2025 - TAX CERTIFICATE #02994

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D0000018903B5D40A000E97D9, cn=Michael P Driver
Date: 2024.12.26 11:40:50 -06'00'

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:45:33 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02994, issued the 1st day of June, A.D., 2022 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 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185 SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070412000 (0125-83)

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

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 second Wednesday in the month of January, which is the 8th day of January 2025.

Dated this 21st day of November 2024.

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-12-05-12-19-26-2024

PAID

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

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

Cert # 002994 of 2022 Date 1/8/2025

Name CHAD RUFF

Cash Summary

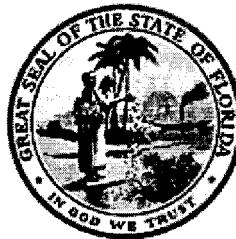
Cash Deposit	\$1,455.00
Total Check	\$27,891.20
Grand Total	\$29,346.20

Purchase Price (high bid amount)	\$29,100.00	Total Check	\$27,891.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$203.70	Adv Doc. Stamps	\$203.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,999.92	Postage	\$16.40
		Researcher Copies	\$0.00
- postage	\$16.40		
- Researcher Copies	\$0.00		Adv Recording Mail Cert \$18.50
- Homestead Exempt	\$0.00	Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,983.52	Registry of Court	\$1,983.52
Purchase Price (high bid)	\$29,100.00	Overbid Amount	\$27,100.08
-Registry of Court	\$1,983.52		
-advance recording (for mail certificate)	\$18.50		
-postage	\$16.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$27,100.08		

PAM CHILDERS
 Clerk of the Circuit Court

By:
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
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 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 # 2022 TD 002994

Sold Date 1/8/2025

Name CHAD RUFF

RegistryOfCourtT = TAXDEED	\$1,983.52
overbidamount = TAXDEED	\$27,100.08
PostageT = TD2	\$16.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$203.70
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2022	0101	CASE FILED 06/01/2022 CASE NUMBER 2022 TD 002994	
5/8/2024	TD83	TAX COLLECTOR CERTIFICATION	
5/8/2024	TD84	PA INFO	
5/10/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024034145	
5/10/2024	TD84	NOTICE OF TDA	
9/20/2024	TD82	PROPERTY INFORMATION REPORT	
11/15/2024	CheckMailed	CHECK PRINTED: CHECK # 900037927 - - REGISTRY CHECK	
11/22/2024	TD81	CERTIFICATE OF MAILING	
12/9/2024	TD84	SHERIFF RETURN OF SERVICE	
12/13/2024	CheckVoided	CHECK (CHECKID 138821) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CARRY FIELD RD PENSACOLA, FL 32507	
12/13/2024	CheckMailed	CHECK PRINTED: CHECK # 900038017 - - REGISTRY CHECK	
12/13/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
12/19/2024	TD84	2024 TAXES	
1/3/2025	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
5/8/2024 2:17:36 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00

5/8/2024 2:17:36 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
5/8/2024 2:17:35 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
5/8/2024 2:17:36 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
5/8/2024 2:19:22 PM	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
5/10/2024 9:13:43 AM	2024034145	POWELL, PEGGY A	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
12/13/2024 9:33:14 AM	Check (outgoing)	101953431	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900038017 CLEARED ON 12/13/2024
11/15/2024 10:08:45 AM	Check (outgoing)	101946608	SANTA ROSA COUNTY SHERIFF	ATTN: CIVIL DIVISION	40.00	900037927 CLEARED ON 11/15/2024
5/10/2024 9:13:43 AM	Deposit	101893110	POWELL, PEGGY A		320.00	Deposit
Deposited			Used		Balance	
320.00			11,840.00		-11,520.00	

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 Bid	Deposit	Auction Balance	Clerk Fee	Rec Fee	EA Fee	POPR F	Doc Stam	Total Due	Certificate Number	Name On Title	Title Address
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002994		Edit Name on Title													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002974		<input type="button" value="Name on Title"/> <input type="button" value="Custom Fields"/> <input type="button" value="Style"/>													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002921		Case Number: 2022 TD 002994													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002914		Result Date: 01/08/2025													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002810		Title Information:													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002753		Name: <input type="text" value="Border Town LLC"/>													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002748		Address1: <input type="text" value="126 Beech st"/>													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002664		Address2: <input type="text"/>													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 002303		City: <input type="text" value="Pensacola"/>													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 001459		State: <input type="text" value="FL"/>													
<input checked="" type="checkbox"/> 01/08/2025 2022 TD 000119		Zip: <input type="text" value="32506"/>													

Page of 1
 TOTALS: Items Count: 11 Balance: \$296,590.00 Clerk Fees: \$0.00 Rec Fees: \$467.50 Doc Stamps: \$2,185.40 Total Due: \$299,242.90

View 1 - 11 of 11

80943

Chad Ruff

\$ 29,100.00

Deposit
\$1455.00

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025003654 1/14/2025 9:02 AM
OFF REC BK: 9257 PG: 44 Doc Type: COM
Recording \$18.50

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 02994 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on November 21, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

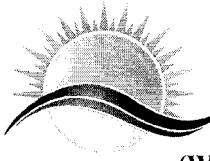
PEGGY A POWELL PEGGY A POWELL
4425 JERNIGAN RD 4820 BIRCH AVE
PACE, FL 32571 PENACOLA FL 32506

WITNESS my official seal this 21th day of November 2024.

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

SALE DATE - 01-08-2025 - TAX CERTIFICATE #02994

in the CIRCUIT Court

was published in said newspaper in the issues of

DECEMBER 5, 12, 19, 26, 2024

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. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D000018903BD40A000E97D8, cn=Michael P Driver
Date: 2024.12.26 11:40:50 -06'00"

PUBLISHER

Sworn to and subscribed before me this 26TH day of DECEMBER
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C00001890CD579360064AAE, cn=Heather Tuttle
Date: 2024.12.26 11:45:33 -06'00'

HEATHER TUTTLE
NOTARY PUBLIC



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

Page 1 of 1

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 02994, issued the 1st day of June, A.D., 2022 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 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185 SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070412000 (0125-83)

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

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 second Wednesday in the month of January, which is the 8th day of January 2025.

Dated this 21st day of November 2024.

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 CHILDEERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-12-05-12-19-26-2024

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025003655 1/14/2025 9:02 AM
OFF REC BK: 9257 PG: 46 Doc Type: TXD
Recording \$10.00 Deed Stamps \$203.70

Tax deed file number 0125-83

Parcel ID number 342S300200001111

TAX DEED

Escambia County, Florida

for official use only

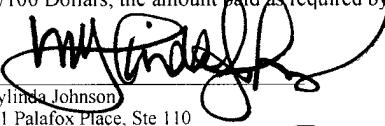
Tax Certificate numbered 02994 issued on June 1, 2022 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 8th day of January 2025, the land was offered for sale. It was sold to **Border Town LLC**, 126 Beech St Pensacola FL 32506, who was the highest bidder and has paid the sum of the bid as required by law.

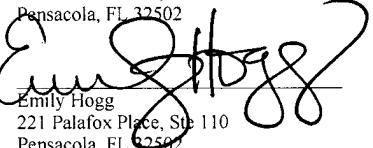
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

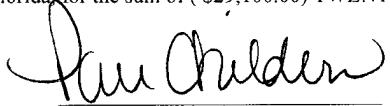
**Description of lands: LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185 SECTION 34,
TOWNSHIP 2 S, RANGE 30 W**

**** Property previously assessed to: PEGGY A POWELL**

On 8th day of January 2025, in Escambia County, Florida, for the sum of (\$29,100.00) TWENTY NINE THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

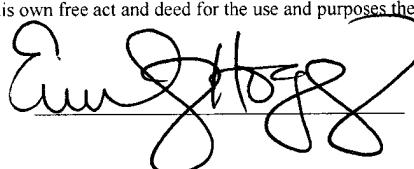

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



On this 8th day of January, 2025, 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
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

PEGGY A POWELL
4820 BIRCH AVE
PENACOLA FL 32506

Tax Deed File # 0125-83
Certificate # 02994 of 2022
Account # 070412000

Property legal description:

LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **January 8, 2025**, and a surplus of **\$26,659.68** (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 16th day of January 2025.

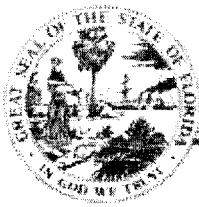


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 2930 46



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

PEGGY A POWELL
4425 JERNIGAN RD
PACE, FL 32571

Tax Deed File # 0125-83
Certificate # 02994 of 2022
Account # 070412000

Property legal description:

LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

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Dated this 16th day of January 2025.



ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 2930 39

Tax Certificate #

2022 TD 002994

Account #

070412000

Property Owner

Peggy A Powell

Property Address

4820 Birch Ave 32506

SOLD TO:

Chad Ruff \$29,100.00

Disbursed to/for:	Amount Pd:	Registry Balance:
Recording Fees (from TXD receipt)	\$ 732.20 ✓	\$
Clerk Registry Fee (fee due clerk tab) Fee Code: OR860	\$ 424.00 ✓	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓	\$
Certificate holder/taxes & app fees	\$ 1,755.40 ✓	\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓	\$
Additional taxes 2024	\$ 221.81 ✓	\$ 26,676.08
Postage final notices	\$ 16.40	\$ 26,459.68
	\$	\$
	\$	\$
	\$	\$

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

Lien Information:

Due \$

Paid \$

Post sale process:

Tax Deed Results Report to Tax Collector

Print Deed/Send to Admin for signature

Request check for recording fees/doc stamps

Request check for Clerk Registry fee/fee due clerk

Request check for Tax Collector fee (\$6.25 etc)

Request check for certificate holder refund/taxes & app fees

Request check for any unused sheriff fees to high bidder

Determine government liens of record/ amounts due

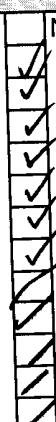
Print Final notices to all lienholders/owners

Request check for postage fees for final notices

Record Tax Deed/Certificate of Mailing

Copy of Deed for file and to Tax Collector

Notes:



CERTIFIED MAIL™

Pam Childers

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



PENSACOLA FL 32502

APR 2025 PM 1



9171 9690 0935 0128 2930 46

quadrant

FIRST-CLASS MAIL

IMI

\$008.16

01/16/2025 ZIP 32502

043M31219251

US POSTAGE

PEGGY A POWELL
4820 BIRCH AVE
PENACOLA FL 32506

Tax Deed File # 0125-83

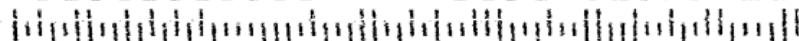
Certified # 00006533884

UFT
325965029183

NIXIE 326 DE 1 0001/21/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 * 2638-01375-16-35



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

2022TD002994 (02994)

Tax Deed Account #2022TD002994 (02994) Certificate # of 20 Sale Date: 1/8/2025

Property Address: 4820 Birch Avenue, Pensacola, FL 32506

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

Claimant's Name: GET LIQUID FUNDING, LLC, as Assignee of Owner Harold Ward, individually and o/b/o the
Estate of Peggy A. Powell

Contact Name, if Applicable: c/o our Attorney Megan D. Widmeyer, Esq.

Address: 1 E. Broward Blvd., STE 700, Fort Lauderdale, FL 33301

Telephone Number: (954) 494-1546

Email Address: megan@widmeyerlaw.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: 11/17/1994 Book #: 3679 Page #: 0316

Amount of surplus tax deed sale proceeds claimed: \$ 100% available surplus due to Owner

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:

Get Liquid Funding, LLC 2290 10th Ave. N., STE 202, Lake Worth, FL 33461

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

Signature of Claimant: Jaime

Print: JAIME DACOSTA, CEO, GET LIQUID FUNDING, LLC

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of XX physical presence or
online notarization, this 13 day of January, 2025, by Anjanet Diaz.



Signature-Notary Public, State of Florida

Anjanet Diaz

Print Commissioned Name of Notary Public

XXX Personally Known OR Produced Identification Type of Identification Produced

LAW OFFICES OF
MEGAN D. WIDMEYER, P.A.

One East Broward Blvd., Suite 700
FORT LAUDERDALE, FLORIDA 33301

Civil, Real Estate & Family / Juvenile Law
Wills, Trust & Estates / Probate
Alternative Dispute Resolution Services
FL Supreme Court-Qualified Arbitrator

TELEPHONE: (954) 745-7476
CELL: (954) 494-1546
EMAIL: megan@widmeyerlaw.com

February 14, 2025

Escambia Clerk of the Circuit Court
ATTN: TAX DEEDS - SURPLUS CLAIMS
221 Palafox Place, STE 110
Pensacola, FL 32502

RE: Tax Deed No.: 2022TD002994 (02994); (Date of Sale: 1/8/2025)

Surplus Claim of Owner Harold Ward, individually and o/b/o the Estate of Peggy A. Powell, Deceased, via his exclusive Assignee, Get Liquid Funding, LLC

Dear Deputy Tax Deed Clerk:

Please find enclosed the following documents related to a new Claim for Surplus Funds for Tax Deed No.: 2022TD002994 (02994) related to real property with STRAP number 342S300200001111 located at 4820 Birch Avenue, Pensacola, FL, 32506, which was sold on or about January 8, 2025.

1. Claim to Surplus Proceeds of a Tax Deed Sale executed by Jaime Dacosta, CEO of Get Liquid Funding, LLC (Assignee of Owner Harold Ward, individually and o/b/o the Estate of Peggy A. Powell, Deceased, via his exclusive Assignee, Get Liquid Funding, LLC), along with a copy of his ID; and

2. Owner's Claim Affidavit/Assignment of Interest in Surplus Tax Deed Sale Proceeds for surplus executed by Owner Harold Ward, individually and o/b/o the Estate of Peggy A. Powell, Deceased, via his exclusive Assignee, Get Liquid Funding, LLC (acknowledging his assignment to Get Liquid Funding, LLC), along with a copy of his ID.

Please note that we will provide you with the required probate documentation once completed.

If you have any questions, or need anything else from us to process this claim, **please contact the attorney directly on her cell phone at (954) 494-1546 or via email at megan@widmeyerlaw.com.** Otherwise, we look forward to receiving the requested surplus funds made payable to "Get Liquid Funding, LLC" at the close of the Claims period.

Thank you in advance for your time and assistance.

Very truly yours,

Jessica Rodriguez
Paralegal for the Firm

encs:

STATE OF FLORIDA}
COUNTY OF ESCAMBIA}

**OWNER'S CLAIM FOR AND FULL ASSIGNMENT OF INTEREST IN SURPLUS
TAX DEED SALE PROCEEDS TO GET LIQUID FUNDING, LLC**

I, Harold Ward, individually and o/b/o the Estate of PEGGY A POWELL, Deceased, and, if I am or become Petitioner and/or Personal Representative in a probate or other proceeding, then retroactively on behalf of said Estate (collectively referred to herein as "I," "my," etc.), and as Assignor, who resides at 10406 Three Rivers Road, Gulfport, MS 39503 hereby fully assign, sell, transfer and convey to **Get Liquid Funding, LLC**, as Assignee, any and all surplus/overbid sale proceeds to which I may be or may become entitled from the tax deed auction/sale of that certain parcel of real property ("subject real property"), described below, including Customer's beneficial share of the surplus funds in the Estate, in exchange for good and valuable consideration, which includes but is not limited to the services provided by Assignee in locating and/or obtaining the surplus funds and consulting on and/or otherwise helping me to address matters related to my vacation of the subject real property and/or other related matters as circumstances permit (as determined solely by Assignee and/or its attorney(s)).

In executing this Claim and Full Assignment to Get Liquid Funding, LLC, I hereby attest under oath as follows:

1. I acknowledge that the subject real property has been or will be sold by the Clerk of the Circuit Court/County on or about 1/8/2025 (or at a subsequent date if reset for any reason) in 2022 TD 002994 (02994).

The legal description and other legal information regarding the subject real property is:

Legal Description:

LT 111 LESS E 80 FT RAVENSWOOD GARDEN PB 1 P 21 OR 3679 P 316 OR 4517 P 1812 CA 185

Property Address: 4820 Birch Avenue, Pensacola, FL 32506

Parcel ID: 342S300200001111

Page 1 of 4

2. I acknowledge that I have reviewed and understood the following financial disclosure made by Get Liquid Funding, LLC, to the best of its information and belief at the time this Assignment is executed, and that I further understand that subsequently discovered information may for better or worse affect the values approximated below:

FINANCIAL DISCLOSURE

Approximate (“Approx.”) Assessed Value of Subject Real Property: \$20,179.00

NOTE: The assessed value may be lower than the actual value of the Subject Real Property

Approx. amount of known debt encumbering the Subject Real Property: \$2,013.92

Approx. amount of known equity in the Subject Real Property: \$27,086.08

IF EXECUTED AFTER THE SALE OF THE SUBJECT REAL PROPERTY:

Sale Price: \$29,100.00

Approx. amount of Surplus: \$27,086.08

3. I further acknowledge that I know that the ultimate amount of surplus funds available for distribution is to be determined by operation of law; and that I may be entitled to receive up to 100% of that amount (which I hereby fully assign to Get Liquid Funding, LLC), subject to any legally superior claims made by subordinate lienholders as defined by Chapter 45, Florida Statutes and named as Defendants in the underlying foreclosure action.

4. I am a legal titleholder or lienholder of record of such real property or a beneficiary or heir at law of such a titleholder or lienholder. I hereby assert and acknowledge my ownership interest as the Owner of Record as defined by Florida Statutes, Section 45.032(1)(a), or as the beneficiary or heir at law of the Owner of Record as defined by Florida Statutes, Section 45.033(2)(b).

5. To the best of my information and belief, I am not aware of any other money or mortgages owed on the subject real property that was foreclosed other than the claim that was paid off by the foreclosure (aside from those with liens listed in the public record by subordinate lienholders as defined by Florida Statutes), and to the best of my information and belief I do not owe any other money that is the subject of an unpaid judgment, tax warrant, condominium lien, cooperative lien, or homeowner’s association aside from those listed in the public record which have not previously been satisfied.

6. I am not currently in bankruptcy.

7. I am with this Affidavit freely, knowingly and voluntarily selling, assigning and transferring all of my rights and/or those of the Estate, as applicable, to and interest in the foreclosure surplus to Get Liquid Funding, LLC, who has provided me/the Estate with services of value and other good and valuable consideration (described and acknowledged above).

8. I further acknowledge and agree that, if I accept an advance of my surplus funds from Get Liquid Funding, LLC, then with such acceptance I fully and completely waive any and all rights I have or may have to challenge the final judgment, tax deed, and/or sale/auction of the subject real property for any reason, and further acknowledge and agree that I am prohibited from using any portion of any advance of surplus funds for the purpose of bringing such a challenge.

9. If, based upon information and belief, an owner/heir/beneficiary other than me (*through my Assignee, Get Liquid Funding, LLC*)/the Estate is entitled to a portion of the surplus, then their names and addresses/email addresses (if known) are:

10. In executing this assignment, I acknowledge that I have been informed by Assignee that:

A. I UNDERSTAND THAT I AM NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND I DO NOT HAVE TO ASSIGN MY/THE ESTATE'S RIGHTS TO ANYONE ELSE IN ORDER TO CLAIM ANY MONEY TO WHICH I/THE ESTATE MAY BE ENTITLED. WITH THAT UNDERSTANDING, I HAVE WITH THIS AFFIDAVIT FULLY ASSIGNED MY AND/OR THE ESTATE'S INTEREST IN THIS SURPLUS TO GET LIQUID FUNDING, LLC, AND FURTHER CONSENT TO HAVE THEIR ATTORNEY (AS SELECTED IN THEIR SOLE DISCRETION) MANAGE THIS CLAIM.

B. I further acknowledge that I know I have the right to consult with an independent attorney of my choice before executing this Assignment, that I have had ample opportunity to do so, and that all my legal questions about the contents of each term of this Claim and Full Assignment of Interest in Surplus Funds have been asked and answered to my satisfaction prior to my execution of same.

11. I further waive notice of my/the Estate's appearance at any and all hearings held in this matter, whether via interpleader or otherwise (unless ordered by the Court to appear, in which case I agree to appear as ordered), as I have assigned/sold/transferred/conveyed my/the Estate's interest in the surplus to Get Liquid Funding, LLC in part to avoid having to deal with the court aspects of this process.

12. I acknowledge that I am making the above representations under oath and under penalty of perjury, in order for my chosen Assignee, Get Liquid Funding, LLC, to receive payment of such surplus funds. I further understand that, if it is later discovered or determined that payment of such surplus funds to said Assignee was in error, I/the Estate may be personally liable-- and not the Assignee, whom I hereby indemnify-- for the repayment of such surplus funds to the Clerk and/or County in which the subject real property is located.

I hereby swear or affirm under penalties of perjury that I have read and fully understood the foregoing, and that it is true and correct to the best of my knowledge and belief.

Harold Ward

01 / 14 / 2025

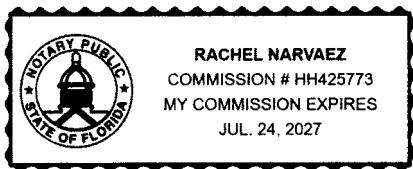
Harold Ward

Date

individually and o/b/o the

Estate of PEGGY A POWELL, Deceased

STATE OF FLORIDA
COUNTY OF PALM BEACH



Rachel Narvaez

NOTARY PUBLIC

Commission No.: HH425773

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

Tax Deed #: 2022 TD 002994 (02994)

Parcel #: 342S300200001111

Sale Date: 1/8/2025

Note: All valid liens will be paid prior to distributing funds to a previous titleholder.

Claimant's Name:	Harold Ward individually and o/b/o the Estate of PEGGY A POWELL, Deceased Through my agent /assignee Get Liquid Funding
Contact Name, if applicable:	<u>c/o our Attorney, Megan D Widmeyer, Esq. (attorney for my Assignee)</u>
Address:	<u>Law Offices of Megan D Widmeyer PA, 1 E Broward Blvd, Ste 700, Ft Lauderdale, FL 33301</u>
Telephone Number:	<u>(954) 494-1546</u>
Email Address:	<u>mdwidmeyer@yahoo.com</u>
I am a (check one): <input type="checkbox"/> Lienholder <input checked="" type="checkbox"/> Titleholder	

Select ONE: I claim surplus proceeds resulting from the above tax deed sale (via my Assignee, Get Liquid Funding)
 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.)

(a) Type of lien: Mortgage Court Judgment Condo or Homeowner Association Lien Other
Describe in Detail: _____

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

Recording Date: _____ Instrument #: _____ Book/Page #: _____ / _____

(b) Original Lien Amount: \$ _____ Amount due: \$ _____ Principal Remaining Due: \$ _____

Interest Due: \$ _____ Fees & Costs* \$ _____ Attorneys fees claimed: \$ _____

*Including late fees. Describe costs in detail, including additional sheet if needed

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

(a) Nature of Title: Deed Court Judgment Other _____

If your former title is recorded in Escambia County's official Records, list the following, if known:

Recording date 11/17/1994 Instrument # 00170686 Book/Page # 3679 / 0316

Amount of surplus tax deed sale proceeds claimed: \$ 100% Due to owner

Does titleholder claim the subject property was homestead property? Yes No

3. I request that payment of any surplus funds due to me be made payable to: Get Liquid Funding LLC

4. Mailed to: 2290 10th Ave N Suite 202 Lake Worth FL 33461

5. I hereby swear or affirm that all of the above information is true and correct to the best of my information and belief.

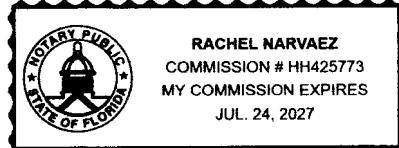
Signature of Claimant Harold Ward Print Name & Title Harold Ward

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of January, 2025, by means of
[CHECK ONE] Physical Presence OR Online/Virtual Notarization by Harold Ward,
who is [CHECK ONE] personally known to me OR who produced Government ID as
valid identification.

Rachel Narvaez

NOTARY PUBLIC
Commission No.: HH425773



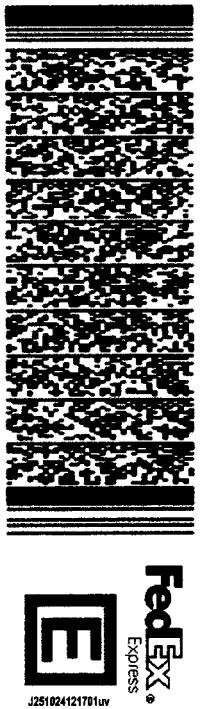
ORIGIN ID:HW0A (954) 494-1546
MEGAN D. WIDMEYER MEGAN D. WIDMEYER PA
LAW OFFICES OF MEGAN D. WIDMEYER PA
1 E. BROWARD BLVD.
SUITE 700
FORT LAUDERDALE, FL 33301
UNITED STATES US

SHIP DATE: 14FEB25
ACT/WGT: 1.00 LB
CAB: 3722113INET4535
BILL SENDER

TO **ESCAMBIA CLERK OF CIRCUIT COURT**
ATTN: TAX DEED DIVISION
221 PALAFOX PLACE, STE 110

PENSACOLA FL 32502
(850) 595-3793
REF: GLF - WARD, HAROLD
INV: _____
PO: _____
DEPT: _____

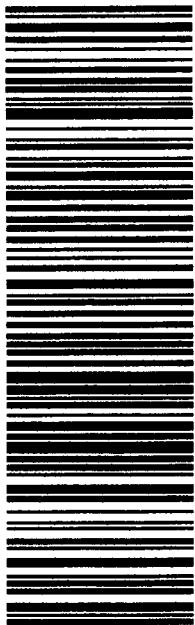
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LAW OFFICES of
MEGAN D. WIDMEYER, P.A.

One East Broward Blvd., Suite 700
FORT LAUDERDALE, FLORIDA 33301

Civil, Real Estate & Family / Juvenile Law
Wills, Trust & Estates / Probate
Alternative Dispute Resolution Services
FL Supreme Court-Qualified Arbitrator

TELEPHONE: (954) 745-7476
CELL: (954) 494-1546
EMAIL: megan@widmeyerlaw.com

December 16, 2025

Escambia Clerk of the Circuit Court
ATTN: TAX DEEDS – SURPLUS CLAIMS
221 Palafox Place, STE 110
Pensacola, FL 32502

RE: Tax Deed No.: 2022TD002994 (02994); (Date of Sale: 1/8/2025)
Enclosed Certified Copy of Order of Summary Administration for Estate of Peggy Ann Nelson a/k/a Peggy Ann Powell, Deceased, in support of Get Liquid Funding, LLC's surplus claim

Dear Deputy Tax Deed Clerk:

Please find enclosed a Certified Copy of the Order of Summary Administration for the Estate of Peggy Ann Nelson a/k/a Peggy Ann Powell, Deceased, from Probate Case Number: 2022-CP-000139, in support of Get Liquid Funding, LLC's Claim for Surplus Funds for Tax Deed No.: 2022TD002994 (02994), for real property located at 4820 Birch Avenue, Pensacola, FL, 32506, with parcel ID No.: 342S300200001111, which was sold at tax deed auction on or about January 8, 2025.

Please note that paragraph 5 of the Order of Summary Administration directs that ALL of the surplus proceeds be made payable to this Firm's trust account ("Megan D. Widmeyer, P.A. Trust Account") for subsequent disbursement to the heirs.

If you have any questions, or need anything else from us to process this claim, please contact Attorney Widmeyer directly on her cell phone at (954) 494-1546 or via email at megan@widmeyerlaw.com. Otherwise, we look forward to receiving the requested surplus funds made payable to "MEGAN D. WIDMEYER P.A. TRUST ACCOUNT" in the coming days.

Please mail check to:

Law Offices of Megan D. Widmeyer, P.A.
1 E. Broward Blvd., Suite 700
Fort Lauderdale, Florida 33301

Thank you in advance for your time and assistance.

Very truly yours,
Jessica Rodriguez
Jessica Rodriguez
Paralegal for the Firm

enc:

Mylinda Johnson (COC)

From: Jessica Rodriguez <jessica@widmeyerlaw.com>
Sent: Tuesday, December 16, 2025 2:08 PM
To: COC TaxDeeds; Emily Hogg (COC); Megan Widmeyer; Brenda Hughes
Subject: [EXTERNAL]Re: Signed Order of Summary Administration - 2022 TD 002994 (02994) - Peggy Ann Nelson a/k/a Peggy Ann Powell Estate
Attachments: Nelson-Powell Estate - Cover letter to Escambia Tax Clerk with Cert Copy of Probate Order.pdf; Nelson-Powell Estate - Signed Order of Summary Adm.pdf

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Happy Tuesday and Happy Holidays!

Please see the attached correspondence and signed Order of Summary Administration for surplus claims related to tax deed id: 2022 TD 002994 (02994) , for the Peggy Ann Nelson a/k/a Peggy Ann Powell Estate.

Per paragraph 5 of the order, all surplus funds are to be made payable to Megan D. Widmeyer P.A. TRUST ACCOUNT and mailed to the below address, we can provide a prepaid fedex label for your convenience:

Made Payable to: "MEGAN D. WIDMEYER P.A. TRUST ACCOUNT"

Mailed to:

Law Offices of Megan D. Widmeyer, P.A.
1 E. Broward Blvd.
Suite 700
Fort Lauderdale, Florida 33301

Please advise as to when our offices should expect disbursement.

Please respond to this email to confirm receipt.

Jessica A. Rodriguez, Paralegal
LAW OFFICES OF MEGAN D. WIDMEYER, P.A.
One East Broward Blvd., Suite 700
Fort Lauderdale, FL 33301
Phone: (954) 745-7476
Primary Email: jessica@widmeyerlaw.com
Attorney Email: megan@widmeyerlaw.com

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of this message is strictly prohibited. In addition, please immediately delete or destroy all copies or versions you have of this message and notify us at (954) 494-1546 or jessica@widmeyerlaw.com and take steps to prevent any further inadvertent disclosures. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney-client, work product or other applicable privilege. ANY E-MAIL CONTAINING A DEADLINE IS OBJECTED TO AND OUR FAILURE TO RESPOND BY ANY DESIGNATED TIME FRAME IS NOT AN AGREEMENT OR WAIVER. DO NOT SUBMIT ANY ORDER, AGREEMENTS, STIPULATIONS, OR OTHER COURT DOCUMENTS CONDITIONED UPON A FAILURE TO RESPOND BEING PRESUMED TO BE AN AGREEMENT. Thank you.

Locklin, Saba, Locklin & Jones, P.A.

Attorneys at Law

Jack Locklin, Jr.
Board Certified Real Estate Attorney

Daniel P. Saba

Oscar J. Locklin
Licensed in Florida and Alabama

Angela J. Jones

April 9, 2025

Clerk of Court
of Escambia County
221 Palafox Place
Suite 110
Pensacola, FL 32502

Re: Tax Deed File: 0125-83
My Client: Jual R. Nelson as personal representative of
Estate of Peggy Ann Nelson a.k.a Peggy A. Powell

Dear Clerk of Court:

Please find enclosed the Claim to Surplus Proceeds of a Tax Deed Sale. In support thereof I have also enclosed for your ease of reference a copy of the Letters of Administration signed by Judge Oberliesen on 9/22/2022 appointing Jual R. Nelson as personal representative.

Please confirm receipt of this claim. I have enclosed a stamped addressed envelope.

Thank you for your time.

Sincerely,



Daniel P. Saba

LOCKLIN, SABA, LOCKLIN & JONES, P.A.
4557 Chumuckla Highway • Pace, Florida 32571 • Telephone (850) 995-1102 • Telefax (850) 995-1103
www.ljslawfirm.com

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 # 0125-83 Certificate # 02994 of 20 22 Sale Date: January 8, 2025

Property Address: 4820 Birch Avenue, Pensacola, Florida 32506

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

Claimant's Name: Estate of Peggy Ann Nelson a.k.a Peggy A. Powell

Contact Name, if Applicable: Daniel P. Saba, attorney for Jual R. Nelson (Personal Representative)

Address: 4557 Chumuckla Highway, Pace, FL 32571

Telephone Number: 850-995-1102

Email Address: dsaba@jlslawfirm.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: 11/17/1994 Book #: 3679 Page #: 316

CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL
2025 APR 14 P 57

Amount of surplus tax deed sale proceeds claimed: \$26,659.68

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:
Estate of Peggy Ann Nelson, c/o Daniel P. Saba, Esquire, 4557 Chumuckla Highway, Pace, FL 32571

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

Signature of Claimant: Jual R. Nelson
Print: Jual R. Nelson

STATE OF Florida

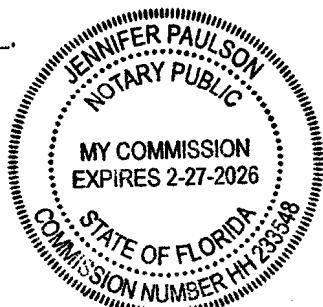
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 9th day of April, 20 25, by Jennifer Paulson

Jennifer Paulson
Signature Notary Public, State of Florida

Print Commissioned Name of Notary Public

Personally Known OR Produced Identification Type of Identification Produced FLDL



Locklin, Saba, Locklin & Jones, P.A.

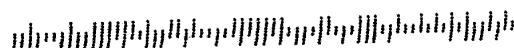
Attorneys at Law

4557 Chumuckla Highway
Pace, Florida 32571



**Clerk of Court
of Escambia County
221 Palafox Place
Suite 110
Pensacola, FL 32502**

32502-583335



Mylinda Johnson (COC)

From: Mylinda Johnson (COC)
Sent: Monday, April 14, 2025 11:16 AM
To: 'dsaba@ljslawfirm.com'
Cc: Emily Hogg (COC)
Subject: TAX DEED SURPLUS CLAIM - 2022 TD 02994 EST OF PEGGY A POWELL

Good morning,

We received the surplus claim from your office on behalf of Jual Nelson.
We will need an Order of Summary Administration prior to disbursing surplus funds.

On a side note, we received a claim from Get Liquid Funding on behalf of Harold Ward as an heir to Peggy Powell.
They mentioned that they would be filing probate.

Thanks,
Mylinda



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

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 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.*