



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

0424-35

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Oct 29, 2023
Property description	EDELEN C ALEX & EDELEN DOUG A 103 BURGEE PLACE ST MARYS, GA 31558 UNKNOWN 10-3002-119 LT 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/ (Full legal attached.)	Certificate #	2017 / 5703
		Date certificate issued	06/01/2017

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)
# 2017/5703	06/01/2017	130.87	27.48	158.35
# 2020/5936	06/01/2020	91.82	22.04	113.86
# 2019/5513	06/01/2019	103.42	24.82	128.24
→Part 2: Total*				400.45

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)
# 2018/5742	06/01/2018	78.10	6.25	66.78	151.13
Part 3: Total*					151.13

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)	551.58
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	926.58

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: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date November 7th, 2023

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

+ \$18.75

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>04/03/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

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.

LT 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300611

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176,

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
10-3002-119	2017/5703	06-01-2017	LT 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W

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
MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176

10-29-2023
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 Parcel ID: 0835321301040001 Account: 103002119 Owners: EDELEN C ALEX & EDELEN DOUG A Mail: 103 BURGEE PLACE ST MARYS, GA 31558 Situs: Use Code: WASTE LAND Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$500</td> <td>\$0</td> <td>\$500</td> <td>\$500</td> </tr> <tr> <td>2022</td> <td>\$500</td> <td>\$0</td> <td>\$500</td> <td>\$500</td> </tr> <tr> <td>2021</td> <td>\$500</td> <td>\$0</td> <td>\$500</td> <td>\$500</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for New Homestead Exemption Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2023	\$500	\$0	\$500	\$500	2022	\$500	\$0	\$500	\$500	2021	\$500	\$0	\$500	\$500				
Year	Land	Imprv	Total	Cap Val																							
2023	\$500	\$0	\$500	\$500																							
2022	\$500	\$0	\$500	\$500																							
2021	\$500	\$0	\$500	\$500																							
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>10/2001</td> <td>4896</td> <td>396</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1981</td> <td>1578</td> <td>685</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1981</td> <td>1520</td> <td>692</td> <td>\$1,500,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	10/2001	4896	396	\$100	WD		08/1981	1578	685	\$100	WD		03/1981	1520	692	\$1,500,000	WD		2023 Certified Roll Exemptions None Legal Description LT 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S... Extra Features None	
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10/2001	4896	396	\$100	WD																							
08/1981	1578	685	\$100	WD																							
03/1981	1520	692	\$1,500,000	WD																							

Parcel Information Section Map Id: 12-35-32-1 Approx. Acreage: 0.3373 Zoned: LDR LDR LDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection (DEP) Data		Launch Interactive Map 	
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Buildings

Images

None

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

Last Updated:11/14/2023 (tc 3b9b)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 05703**, issued the **1st** day of **June, A.D., 2017** 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 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002119 (0424-35)

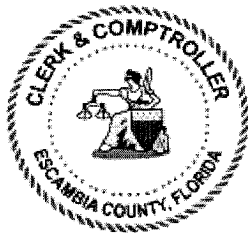
The assessment of the said property under the said certificate issued was in the name of

C ALEX EDELEN and DOUG A EDELEN

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 April, which is the **3rd** day of **April 2024**.

Dated this 14th day of November 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 #: 10-3002-119 CERTIFICATE #: 2017-5703

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: January 01, 2004 to and including January 01, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: January 10, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 10, 2024

Tax Account #: **10-3002-119**

1. The Grantee(s) of the last deed(s) of record is/are: **C ALEX EDELEN AND DOUG A EDELEN**

By Virtue of Warranty Deed recorded 8/26/1981 in OR 1578/685 along with Warranty Deed recorded 05/03/2002 in OR 4896/396

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) 2016-2022 are delinquent.

Tax Account #: 10-3002-119

Assessed Value: \$500.00

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): **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, UNITS 5 & 6 INC. AND PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2024

TAX ACCOUNT #: 10-3002-119

CERTIFICATE #: 2017-5703

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

**C ALEX EDELEN AND
DOUG A EDELEN
2072 S DIXIE BLVD
RADCLIFF, KY 40160**

**C ALEX EDELEN AND
DOUG A EDELEN
103 BURGEE PLACE
ST MARYS, GA 31558**

**PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION,
UNITS 5 & 6, INC
433 E GOVERNMENT ST
PENSACOLA, FL 32502**

**PERDIDO BAY COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION, INC
5210 PALE MOON DR
PENSACOLA, FL 32507**

**PERDIDO BAY COUNTRY CLUB ESTATES
HOMEOWNER'S ASSOCIATION, INC
P O BOX 16231
PENSACOLA, FL 32507**

**PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION INC
4400 MOBILE HWY
PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 10th day of January, 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

January 10, 2024

Tax Account #:10-3002-119

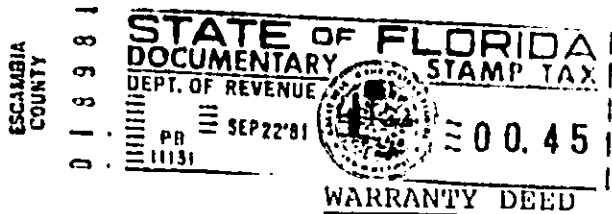
**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR
4896 P 396 SEC 8/11/12 T3S R32W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-119(0424-35)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.



1578 PAGE 683

Made this 26th day of August, 1981, between THE EQUITABLE TRUST COMPANY, a Maryland banking corporation, hereinafter called "Grantor," and C. Alex Edelen

hereinafter called "Grantee," whose mailing address is 2072 S. Dixie Boulevard
Radcliffe, Kentucky 40160

W I T N E S S E T H:

That Grantor for VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, his, her, its or their heirs, successors and assigns forever, the following described land in the County of Escambia, State of Florida, to-wit:

Lot(s) 40, Block 1, in PERDIDO BAY COUNTRY CLUB ESTATES, Unit 6, as recorded in Plat Book 8, Page 84-D, of the Public Records of Escambia County, Florida.

This deed is executed and such sale is subject to: conditions, covenants, restrictions, reservations, easements, zoning and other matters of record; taxes, levies and assessments for the calendar year for which this deed is executed; all matters shown on the above-referenced plat or which would be disclosed by an accurate survey or personal inspection of the property; and a lien on the property in favor of Grantor or developer for the particular facility and its successors and assigns, for Grantee's share of the cost of street construction, drainage, sewerage, water facilities, and related engineering cost and other facilities, in this area known as Perdido Bay Country Club Estates when and as such costs are assessed to Grantee, provided that Grantor hereby subordinates such lien to the lien of any first mortgage on the property in favor of any bank, savings and loan association, insurance company or other institutional lender. Grantor hereby warrants the title to said land (except for title matters existing on and prior to December 31, 1976) and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid. Provided, however, that Grantor expressly reserves unto itself and its successors and assigns an easement over, under and through all of the land herein conveyed for the purpose of installing, constructing, repairing and maintaining roads, drainage facilities and utilities of all kinds and description until December 31, 2007.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its authorized officer and its corporate seal to be affixed the day and year first above written.

THE EQUITABLE TRUST COMPANY, a
Maryland Banking Corporation

By: [Signature]
President

Attest: [Signature]
Secretary

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY, that on this 26th day of August, 1981, before me personally appeared [Signature] as the President and [Signature] as the Secretary of THE EQUITABLE TRUST COMPANY, a Maryland banking corporation, to me known to be the persons who signed the foregoing instrument as such officers, and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, that they affixed thereto the seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal in the County of Escambia, State of Florida, the day and year last aforesaid.

This instrument prepared by:
John P. Kuder, Esq.
Carlton, Fields, Ward,
Emmanuel, Smith & Cutler
200 East Government Street
Pensacola, FL 32501

NOTARY PUBLIC, State of Florida
My Commission Expires: July 1, 1982

10.50
11.20

OR BK 4896 PG0396
Escambia County, Florida
INSTRUMENT 2002-960118

DEED DOC STAMPS PD & ESC CO \$ 0.70
05/03/02 ERNIE LEE MAGARA, CLERK

By: E. Lee

GRANTORS: C. ALEX EDELEN, single

GRANTEES: C. ALEX EDELEN and DOUG A. EDELEN

PROPERTY ADDRESS:

LEGAL DESCRIPTION: Lot 40, Block 1, in Perdido Bay Country Club Estates, Unit 6

DEED

THIS DEED, made and entered into this the 19th day of Oct., 2001, by and between C. ALEX EDELEN, single, of 2072 S. Dixie Blvd., Radcliff, Kentucky 40160, herein referred to as Grantor; and C. ALEX EDELEN and DOUG A. EDELEN, of 2072 S. Dixie Blvd., Radcliff, Kentucky 40160, herein referred to as Grantees;

WITNESSETH:

THAT for and in consideration of the love and affection that a father has for his son, and no other monetary consideration, the receipt of which is hereby acknowledged, Grantor has BARGAINED and SOLD and does hereby GRANT and CONVEY unto Grantees, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described property located in Escambia County, Florida, to-wit:

Lot 40, Block 1, in PERDIDO BAY COUNTRY CLUB ESTATES, Unit 6, as recorded in Plat Book 8, Page 84-D, of the Public Records of Escambia County, Florida.

This deed is executed and such sale is subject to: conditions, covenants, restrictions, reservations, easements, zoning and other matters of record; taxes, levies and assessments for the calendar year for which this deed is executed; all matters shown on the above-referenced plat or which would be disclosed by an accurate survey or personal inspection of the property; and a lien on the property in favor of Grantor or developer for the particular facility and its successors and assigns, for Grantee's share of the cost of street construction, drainage, sewerage, water facilities, and related engineering cost and other facilities, in this area known as Perdido Bay Country Club Estates when and as such costs are assessed to Grantee, provided that Grantor hereby subordinates such lien to the lien of any first mortgage on the property in favor of any bank, savings and loan association, insurance company or other institutional lender. Grantor hereby warrants the title to said land (except for title matters existing on and prior to December 31, 1976) and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid. Provided, however, that Grantor expressly reserves unto itself and its successors and assigns an easement over, under and through all of land herein conveyed for the purpose of installing, constructing, repairing and maintaining roads, drainage facilities and utilities of all kinds and description until December 31, 2007.

Title to the above described property was derived by Deed dated August 26, 1981, of record in Deed Book 1578, Page 685, in the Public Records of Escambia County, Florida.

TO HAVE AND TO HOLD said property unto Grantees, for and during their joint lives with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

AND Grantor hereby releases and relinquishes unto Grantees, his or her heirs and assigns forever, all of right, title and interest in and to said property with good and perfect right to sell and convey the same as herein done and that the title to said property is perfect, clear and unencumbered except for the 2001 property taxes which are to be paid by the Grantor, and with said exception Grantor will WARRANT GENERALLY the said title thereto.

IN TESTIMONY WHEREOF, the said Parties have hereunto signed and sealed this deed the day and year above written.

C. Alex Edele
C. ALEX EDELEN

Doug A. Edele
DOUG A. EDELEN

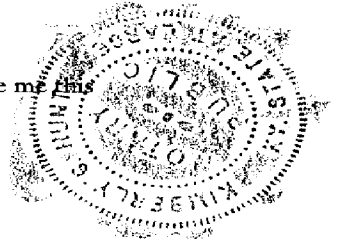
STATE OF KENTUCKY:
COUNTY OF HARDIN:

ERNIE LEE MABAHA
Clerk of the Circuit Court
INSTRUMENT 2002-960118

The foregoing instrument was executed, acknowledged, subscribed and sworn to before me this 19th day of October, 2001, by C. ALEX EDELEN.

My commission expires: 2/22/04

Ernie Lee Maba
NOTARY PUBLIC



STATE OF KENTUCKY:
COUNTY OF HARDIN:

The foregoing instrument was executed, acknowledged, subscribed and sworn to before me this 19th day of October, 2001, by DOUG A. EDELEN.

My commission expires: 2/22/04

Ernie Lee Maba
NOTARY PUBLIC



PREPARED BY:

R. T. Bennett

✓ SKEETERS, BENNETT & WILSON
Attorneys at Law
550 West Lincoln Trail Blvd.
P. O. Box 610
Radcliff, Kentucky 40160

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05703 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

C ALEX EDELEN DOUG A EDELEN
103 BURGEE PLACE 103 BURGEE PLACE
ST MARYS, GA 31558 ST MARYS, GA 31558

C ALEX EDELEN DOUG A EDELEN
2072 5 DIXIE BLVD 2072 5 DIXIE BLVD
RADCLIFF, KY 40160 RADCLIFF, KY 40160

PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION,
UNITS 5 & 6, INC
433 E GOVERNMENT ST
PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC
P O BOX 16231
PENSACOLA, FL 32507

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC
5210 PALE MOON DR
PENSACOLA, FL 32507

PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION
ASSOCIATION INC
4400 MOBILE HWY
PENSACOLA, FL 32506

WITNESS my official seal this 15th day of February 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 April 3, 2024, 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 MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05703, issued the 1st day of June, A.D., 2017 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 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W

SECTION.08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002119 (0424-35)

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

C ALEX EDELEN and DOUG A EDELEN

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 April, which is the 3rd day of April 2024.

Dated this 2nd day of February 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

C ALEX EDELEN [0424-35]
103 BURGEE PLACE
ST MARYS, GA 31558

9171 9690 0935 0127 2282 78

✓ delivered

DOUG A EDELEN [0424-35]
103 BURGEE PLACE
ST MARYS, GA 31558

9171 9690 0935 0127 2282 61

C ALEX EDELEN [0424-35]
2072 5 DIXIE BLVD
RADCLIFF, KY 40160

9171 9690 0935 0127 2282 54

DOUG A EDELEN [0424-35]
2072 5 DIXIE BLVD
RADCLIFF, KY 40160

9171 9690 0935 0127 2282 47

PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, UNITS 5
& 6, INC [0424-35]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 2282 30

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-35]
P O BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 2282 23

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-35]
5210 PALE MOON DR
PENSACOLA, FL 32507

9171 9690 0935 0127 2282 16

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0424-35]
4400 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 2282 09

Equipment

Reports

Tracking

Supplies

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	02/23/24 10:32 AM
Tracking Number:	9171969009350127228278	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	31558
Service:	ERR	City:	SAINT MARYS
Value	\$0.640	State:	GA

Proof of Delivery

Status Details

▼ Status Date

Status

Mon, 02/26/24, 12:26:00 PM	OK : Delivered
Sun, 02/25/24, 04:33:00 PM	Processed (processing scan)
Sun, 02/25/24, 02:27:00 PM	Processed (processing scan)
Sun, 02/25/24, 09:12:00 AM	Processed (processing scan)
Fri, 02/23/24, 07:23:00 PM	Processed (processing scan)
Fri, 02/23/24, 06:08:00 PM	Origin Acceptance
Fri, 02/23/24, 02:30:00 PM	OK: USPS acknowledges reception of info

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

CERTIFIED MAIL™

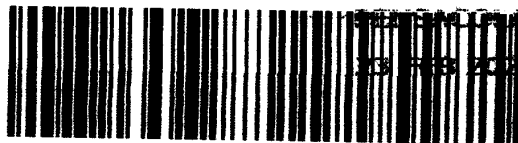
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

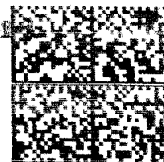
Pensacola, FL 32502



9171 9690 0935 0127 2282 16

1921 PALAFOX PL 325

23 FEB 2024 PM 11



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁹

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FIL

2024 FEB 23 AM 11

1921 PALAFOX PL

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-35]
5210 PALE MOON DR
PENSACOLA, FL 32507

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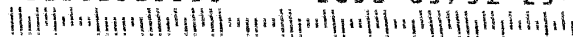
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335

*2638-05731-23-38

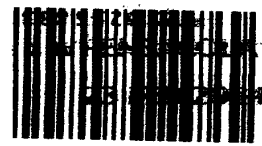
32502583335
02507-07101



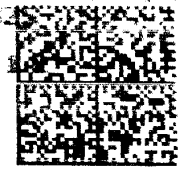
CERTIFIED MAIL™

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-35]
P O BOX 16231
PENSACOLA, FL 32507

2024 MAR 23 2:34 PM
PERDIDO BAY COUNTRY CLUB
P O BOX 16231
PENSACOLA, FL 32507



0127 2282 23



quadiant
FIRST-CLASS MAIL
IMI
\$007.36⁰
02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-35]
P O BOX 16231
PENSACOLA, FL 32507

32507-623131



PERDIDO BAY COUNTRY CLUB
P O BOX 16231
PENSACOLA, FL 32507
2024 MAR 23 2:34 PM
EBCA

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

23 FEB 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

9171 9690 0935 0127 2282 09

CLERK OF CIRCUIT COURT
PENSACOLA, FL

2024 MAR 25 P 2:31

SCHEIDT COUNTY, FL

BLVD BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0424-35]
4400 MOBILE HWY
PENSACOLA, FL 32506

NIXIE

322 DE 1

0003/23/24

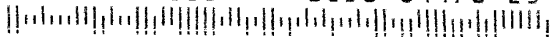
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

32506-24259833

BC: 32502583335

*2638-04478-23-38



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05703, issued the 1st day of June, A.D., 2017 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 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 157B P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002119 (0424-35)

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

C ALEX EDELEN and DOUG A EDELEN

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 April, which is the 3rd day of April 2024.

Dated this 22nd day of February 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

4WR3/6-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2017-TD-05703** in the Escambia County Court was published in said newspaper in and was printed and released on **March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.**

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

X

Malcolm Ballinger
MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Coates
, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/11/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

April 5, 2024

MBINVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR
LEESBURG VA 20176

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the properties represented by the numbered certificates listed below. These properties were presented at auction on April 3, 2024, with "no bids". Please remit the following recording fees. These fees must be sent to our office NO LATER THAN APRIL 23, 2024. If you choose not to take this property, please call me at 850-595-3793. Thank you and have a great day.

CERT NUMBER	RECORDING FEES	CREDIT
2017 TD 005711	\$107.60	(\$80.00)
2017 TD 005712	\$107.60	(\$80.00)
2017 TD 005721	\$107.60	(\$120.00)
2017 TD 005733	\$98.10	(\$120.00)
2017 TD 005701	\$98.10	(\$120.00)
2017 TD 005699	\$105.50	(\$120.00)
2017 TD 005703	\$112.90	(\$120.00)
TOTALS	\$737.40	(\$760.00)

TOTAL DUE BACK TO YOU \$22.60

ALL FEES DUE BY APRIL 23, 2024

Very truly yours,
PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg, Tax Deed Division

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
 No Bid Tax Deed Sale**

Cert # 005703 of 2017 Date 4/3/2024
Name NO BID-MB INVESTMENT TRUST FBO MARIA BAYLISS

Cash Summary

Cash Deposit	\$0.00
Total Check	\$112.90
Grand Total	\$112.90

Purchase Price \$1,584.96 Opening Bid Amount \$1,584.96 OverBid Amount \$0.00

		Total Check	\$112.90
		Adv Recording Deed	\$10.00
		Adv Doc. Stamps	\$11.20
		Postage	\$59.20
		Researcher Copies	\$0.00
		Adv Recording Mail Cert	\$18.50
		Clerk's Prep Fee	\$14.00
Sheriff Services over \$60	0		
Legal Ad over \$165	0		
		Total Extra TD Registry of Court Fees	0

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
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 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

Case # 2017 TD 005703

Sold Date 4/3/2024

Name NO BID-MB INVESTMENT TRUST FBO MARIA BAYLISS

RegistryOfCourtT = TAXDEED	0
overbidamount = TAXDEED	\$0.00
PostageT = TD2	\$59.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$11.20
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2017	0101	CASE FILED 06/01/2017 CASE NUMBER 2017 TD 005703	
11/14/2023	TD83	TAX COLLECTOR CERTIFICATION	
11/14/2023	TD84	PA'S INFO	
11/14/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023083749	
11/16/2023	TD84	NOTICE OF TDA	
1/26/2024	TD82	PROPERTY INFORMATION REPORT	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133304) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
3/8/2024	CheckVoided	CHECK (CHECKID 133304) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
3/8/2024	CheckVoided	CHECK (CHECKID 133305) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
3/8/2024	CheckMailed	CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK	
3/14/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
4/1/2024	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
11/14/2023 12:03:47 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
11/14/2023 12:03:49 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
11/14/2023 12:03:49 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
11/14/2023 12:03:48 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
11/14/2023 12:03:50 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00

		Total	456.00	456.00	0.00	0.00
RECEIPTS						
ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt	
11/14/2023 12:08:08 PM	2023083749	MB INVESTMENT TRUST FBO MARIA BAYLISS	456.00	456.00	0.00	
		Total	456.00	456.00	0.00	
REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:28 AM	Check (outgoing)	101874391	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
11/14/2023 12:08:08 PM	Deposit	101843625	MB INVESTMENT TRUST FBO MARIA BAYLISS		320.00	Deposit
Deposited			Used	Balance		
320.00			11,600.00	-11,280.00		

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024028310 4/17/2024 8:33 AM
OFF REC BK: 9132 PG: 1027 Doc Type: COM
Recording \$18.50

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05703 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

C ALEX EDELEN DOUG A EDELEN
103 BURGEE PLACE 103 BURGEE PLACE
ST MARYS, GA 31558 ST MARYS, GA 31558

C ALEX EDELEN DOUG A EDELEN
2072 5 DIXIE BLVD 2072 5 DIXIE BLVD
RADCLIFF, KY 40160 RADCLIFF, KY 40160

PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION,
UNITS 5 & 6, INC
433 E GOVERNMENT ST
PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC
P O BOX 16231
PENSACOLA, FL 32507

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC
5210 PALE MOON DR
PENSACOLA, FL 32507

PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION
ASSOCIATION INC
4400 MOBILE HWY
PENSACOLA, FL 32506

WITNESS my official seal this 15th day of February 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05703, issued the 1st day of June, A.D., 2017 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 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 P8 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002119 (0424-35)

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

C ALEX EDELEN and DOUG A EDELEN

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 April, which is the 3rd day of April 2024.

Dated this 22nd day of February 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

4WR3/6-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of **2017-TD-05703** in the Escambia County Court was published in said newspaper in and was printed and released on ~~March 6, 2024, March 13, 2024, March 20, 2024, and March 27, 2024.~~

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

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC



Brooklyn Faith Coates
Notary Public
State of Florida
Comm# HH053675
Expires 10/11/2024

Tax deed file number 0424-35

Parcel ID number 083S321301040001

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05703 issued on June 1, 2017 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 3rd day of April 2024, the land was offered for sale. It was sold to **MB INVESTMENT TRUST FBO MARIA BAYLISS**, 43852 RIVEPOINT DR LEESBURG VA 20176, 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 40 BLK 1 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84D OR 1578 P 685 OR 4896 P 396 SEC 8/11/12 T3S R32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: C ALEX EDELEN, DOUG A EDELEN**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$1,584.96) ONE THOUSAND FIVE HUNDRED EIGHTY FOUR AND 96/100 Dollars, the amount paid as required by law.

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

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



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

On this 3rd day of April, 2024, 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