FLORIDA

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0424-64

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Dec 16, 2023
Property description	JERNIGAN LEONARD CONTRACTORS INC 6314 SUMMER CIR PENSACOLA, FL 32504 UNKNOWN 10-3002-471 LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 3 (Full legal attached.)	Certificate #	2017 / 5712
		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)
# 2017/5712	06/01/2017	130.87	31.41	162.28
# 2021/4642	06/01/2021	73.16	17.56	90.72
# 2019/5520	06/01/2019	105.27	25.26	130.53
# 2018/5751	06/01/2018	118.92	28.54	147.46
			➔Part 2: Total*	**530.99**

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)
# 2023/5205	06/01/2023	58.85	6.25	6.18	71.28
# 2022/5029	06/01/2022	54.09	6.25	15.42	75.76
# 2020/5948	06/01/2020	92.74	6.25	23.65	122.64
				Part 3: Total*	**269.68**

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)	800.67
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	21.01
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)	1,196.68

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

Sign here: _____
Signature, Tax Collector or Designee

Escambia, Florida

Date December 29th, 2023

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: _____ Date of sale 04/03/2024
Signature, Clerk of Court or Designee

INSTRUCTIONS + 25.00

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.

LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300637

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
10-3002-471	2017/5712	06-01-2017	LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W

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

12-16-2023
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:	083S321301330003
Account:	103002471
Owners:	JERNIGAN LEONARD CONTRACTORS INC
Mail:	6314 SUMMER CIR PENSACOLA, FL 32504
Situs:	
Use Code:	VACANT RESIDENTIAL
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	*Cap Val*
2023	$500	$0	$500	$500
2022	$500	$0	$500	$500
2021	$500	$0	$500	$500

Disclaimer

Tax Estimator

File for Exemption(s) Online

Report Storm Damage

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/2003	5208	1037	$79,000	WD	
07/1988	2629	872	$250,000	WD	
11/1986	2308	838	$60,000	WD	

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

2023 Certified Roll Exemptions

None

Legal Description

LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6
PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W

Extra Features

None

Parcel Information

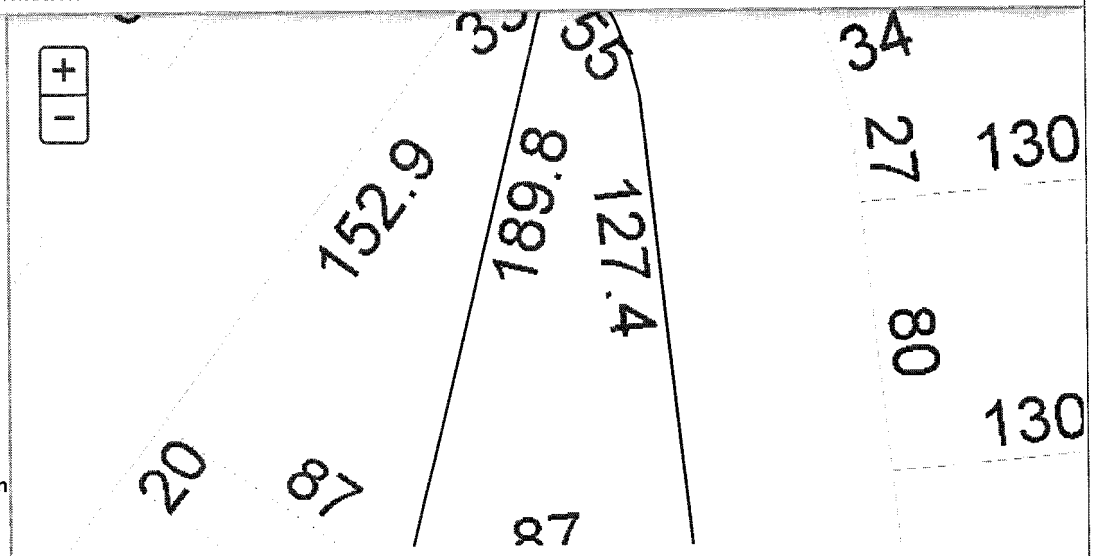
Launch Interactive Map

Section Map Id:
08-3S-32-2

Approx. Acreage:
0.2139

Zoned:
LDR
LDR
LDR

Evacuation & Flood Information
Open Report



View Florida Department of Environmental Protection(DEP) Data

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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024001708 1/9/2024 3:36 PM
OFF REC BK: 9089 PG: 360 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST** holder of **Tax Certificate No. 05712,** 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:

LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002471 (0424-64)

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

JERNIGAN LEONARD CONTRACTORS INC

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 9th day of January 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

perdido
title & abstract, inc.

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: **10-3002-471** CERTIFICATE #: **2017-5712**

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 11, 2004 to and including January 11, 2024** Abstractor: **Ben Murzin**

BY

Michael A. Campbell,
As President
Dated: January 15, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2024
Tax Account #: **10-3002-471**

1. The Grantee(s) of the last deed(s) of record is/are: **GRAF-MABIE PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP**

   By Virtue of Warranty Deed recorded 7/28/1988 in OR 2629/872

   ABSTRACTOR'S NOTE: TAX ROLL SHOWS OWNER AS LEONARD JERNIGAN CONTRACTORS INC BY DEED IN OR 5208/1037 BUT THIS DEED DOES NOT INCLUDE THIS LOT? WE HAVE SHOWN BOTH FOR NOTICE BUT PROPERTY APPEARS TO BE WRONGLY ASSESSED.

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 #: 10-3002-471
   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 HOMEOWNERS ASSOCIATION INC AND PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION 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 #: **10-3002-471**

CERTIFICATE #: **2017-5712**

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.**

LEONARD JERNIGAN
CONTRACTORS INC
6314 SUMMER CIR
PENSACOLA, FL 32504

LEONARD JERNIGAN
CONTRACTORS INC
8680 SCENIC HWY BOX 18
PENSACOLA, FL 32506

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

PERDIDO BAY COUNTRY CLUB ESTATES
HOMEOWNERS ASSOCIATION
P O BOX 16231
PENSACOLA, FL 32507

GRAF-MABIE PARTNERSHIP
4400 MOBILE HIGHWAY
PENSACOLA, FL 32506

GRAF-MABIE PARTNERSHIP
5544 BAKER RD
MILTON, FL 32570

GRAF-MABIE PARTNERSHIP
226 SOUTH PALAFOX ST
PENSACOLA, FL 32501

Certified and delivered to Escambia County Tax Collector, this 15th 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 15, 2024
Tax Account #:10-3002-471

LEGAL DESCRIPTION
EXHIBIT "A"

LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-471(0424-64)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.

9.50+150
1100.00

Prepared by:
Jeffrey T. Sauer
Smith, Sauer & Walker, P.A.
P.O. Box 12446
Pensacola, Florida 32582

SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 28th day of July, 1988, between Stone & Associate, Inc., a Maryland corporation, whose post office address is 20 South Charles Street, 7th Floor - Sun Life Building, Baltimore, Maryland 21201, hereinafter referred to as "Grantor," and Graf-Mabie Partnership, a Florida general partnership, whose post office address is 226 SOUTH PALAFOX STREET, PENSACOLA, FL 32501 hereinafter called "Grantee."

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

And said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carol A. Fletcher

Charles Weitzin

STONE & ASSOCIATES, INC.

By: [signature]

Its: President

STONE & ASSOCIATES, INC. INCORPORATED 1979 MARYLAND

STATE OF ~~FLORIDA~~ Maryland)
COUNTY OF ~~ESCAMBIA~~ Baltimore)

The foregoing instrument was acknowledged before me this 28th day of July, 1988, by Daniel L. Stone as President of Stone & Associates, Inc., a Maryland corporation, on behalf of the corporation.

(NOTARY SEAL)

Carol A. Fletcher
Notary Public

My Commission Expires:
July 1, 1990

D.S. PD. $ 1100.00
DATE 11-23-88
JOE A. FLOWERS, COMPTROLLER
BY J. Cantrell D.C.
CERT. REG. #59-2043328-27-01

EXHIBIT "A"

PARCEL #1:
LOTS 1-8, BOTH INCLUSIVE, AND 11-16, BOTH INCLUSIVE, BLOCK 1; LOTS 1-14, BOTH INCLUSIVE, 17-22, BOTH INCLUSIVE, AND 26-28 BOTH INCLUSIVE, BLOCK 2; LOTS 1-7, BOTH INCLUSIVE, 9, 11-13, BOTH INCLUSIVE, 15-20, BOTH INCLUSIVE, 23-27, BOTH INCLUSIVE 30, 32 AND 35-47 BOTH INCLUSIVE, BLOCK 3; LOTS 1, AND 3-19 BOTH INCLUSIVE, BLOCK 4; PERDIDO BAY COUNTY CLUB ESTATES UNIT #5, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 71 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL #2:
LOTS 2,4,5, 8-13, BOTH INCLUSIVE, 16, 21, 25-27, BOTH INCLUSIVE, 29-31 BOTH INCLUSIVE, 33-35, BOTH INCLUSIVE, 37,42, 43, 45, 48, 52 AND 53, BLOCK 1; LOTS 1-7 BOTH INCLUSIVE, 10-14, BOTH INCLUSIVE 17-19, BOTH INCLUSIVE 21,23,25-27 BOTH INCLUSIVE, 29,31, 32, 35-41, BOTH INCLUSIVE AND 44, BLOCK 2; LOTS 1,2,4-8, BOTH INCLUSIVE, 10-12, BOTH INCLUSIVE 16, 18-23, BOTH INCLUSIVE 25,26,29, 31-35 BOTH INCLUSIVE, 38-40, BOTH INCLUSIVE, 44 AND 46, BLOCK 3; LOTS 1-5, BOTH INCLUSIVE, 8-10 BOTH INCLUSIVE, 14-16, BOTH INCLUSIVE, 19-22, BOTH INCLUSIVE, 24,25 AND 27-31 BOTH INCLUSIVE, BLOCK 4; LOTS 1,2,4,6,8-11, BOTH INCLUSIVE, 13-17 BOTH INCLUSIVE AND 20-30 BOTH INCLUSIVE, BLOCK 5; LOTS 1-6, BOTH INCLUSIVE, 8, 10-20 BOTH INCLUSIVE, 24, 27, 30 AND 32-34, BOTH INCLUSIVE, BLOCK 6; LOTS 1-6 BOTH INCLUSIVE, BLOCK 7; LOTS 2-17 BOTH INCLUSIVE, 19-22, BOTH INCLUSIVE, 24-26, BOTH INCLUSIVE, 28-33, BOTH INCLUSIVE, 35, 37-40 BOTH INCLUSIVE, 42 AND 49-51, BOTH INCLUSIVE, BLOCK 8; LOTS 1-6, BOTH INCLUSIVE 8,9, 11-16 BOTH INCLUSIVE AND 19, BLOCK 9; LOTS 7-29, BOTH INCLUSIVE 32 AND 34-38 BOTH INCLUSIVE, BLOCK 10; LOTS 2,, 4-9 BOTH INCLUSIVE AND 11-19 BOTH INCLUSIVE, BLOCK 11; LOTS 2-8, BOTH INCLUSIVE, BLOCK 12; PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 84-A-D OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL #3:
LOT 40, BLOCK 1; LOTS 4 AND 10, BLOCK 2; LOTS 7,16,29 AND 30, BLOCK 4; LOT 13, BLOCK 7; LOTS 3 AND 10, BLOCK 8; LOT 5, BLOCK 9; LOTS 35, 48, 70, 71 AND 78, BLOCK 11; LOTS 8 AND 9, BLOCK 12; LOTS 1,24,32 AND 39, BLOCK 13; LOT 11, BLOCK 14; LOT 1, BLOCK 15; PERDIDO BAY COUNTRY CLUB ESTATES UNIT #7 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 90 A-D.

PARCEL #4:
TRACTS A, C, D, E, F, G, H, I, J, K, N, O, Q AND R; PERDIDO BAY COUNTRY CLUB ESTATES, UNIT #7, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 90 A-D OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

PARCEL #5:
TRACTS A, B, C, E, F, G, H, I, J; PERDIDO BAY COUNTRY CLUB ESTATES, UNIT #6, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 84 A-D OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

TOGETHER WITH ANY OTHER.. INTEREST STONE & ASSOCIATES, INC. MAY HAVE IN AND TO ANY REAL PROPERTY LOCATED IN UNITS 5, 6 OR 7, PERDIDO BAY COUNTRY CLUB ESTATES.

LESS AND EXCEPT LOT 39, BLOCK 13, UNIT #7, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 90 A-D.

Nov 23 11 36 AM '88
677103

15-0
553.00

Prepared By: **John W. Monroe, Jr.**
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL
incidental to the issuance of a title insurance policy.
File Number: **B1525-94506**
Parcel ID #: **083S321200041003**
Grantee(s) SS #:

OR BK 5208 PG 1037
Escambia County, Florida
INSTRUMENT 2003-131315

DEED DOC STAMPS PD @ ESC CO $ 553.00
08/07/03 ERNIE LEE MAGANA, CLERK
By:

WARRANTY DEED

This WARRANTY DEED, dated **07/16/2003** by
Graf Mabie Partnership, a Florida General Partnership
whose post office address is:
4400 Mobile Highway, Pensacola, FL 32506
hereinafter called the GRANTOR, to
Leonard Jernigan Contractors, Inc.
whose post office address is:
8680 Scenic Highway, Box 18,Pensacola, FL 32514 hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)
WITNESSETH: That the GRANTOR, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

FOR LEGAL DESCRIPTION, SEE THE ATTACHED EXHIBIT "A".

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2003** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature:
Print Name: John W. Monroe, Jr
Signature: Patricia Goliwas
Print Name: Patricia Goliwas

Graf Mabie Partnership, a Florida General Partnership
By:
Albert C. Graf, Managing Partner

State of **FL**
County of **Escambia**
THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 17th day of July, 2003 by:Albert C. Graf, as Managing Partner of
Graf Mabie Partnership, a Florida General Partnership, on behalf of the partnership,
who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
JOHN W MONROE JR
COMMISSION NUMBER
CC836717
MY COMMISSION EXPIRES
JUNE 27,2003

Signature:
Print Name: John W. Monroe, Jr

File Number: 03-8589

OR BK 5208 PG1038
Escambia County, Florida
INSTRUMENT 2003-131315

EXHIBIT "A"

PARCEL NO. 1:
LOTS 13, 14, 15 AND 16, BLOCK 1, AND LOTS 37, 39, 40, 41, BLOCK 3, IN PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 5, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 71 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
AND
LOTS 4 AND 5, BLOCK 3, AND LOTS 32 AND 33, BLOCK 6, IN PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 6, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGES 84A-D OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

OR BK 5208 PG1039
Escambia County, Florida
INSTRUMENT 2003-131315

RCD Aug 07, 2003 04:16 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2003-131315

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Omaha Drive, Choctaw Avenue and Owassa Drive

Legal Address of Property: **12 Lots in Perdido Bay Country Club Estates, Escambia County, Pensacola, FL**

The County ( ) has accepted (x) has not accepted the abutting roadway for maintenance.

This form completed by: **John W. Monroe, Jr. of**
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, Florida 32501

AS TO SELLER:
GRAF MABIE PARTNERSHIP, a Florida General Partnership
By:
Albert C. Graf, Managing Partner

Witness: Mary L Kheel
Witness: Gayle England

AS TO BUYER (S):
LEONARD JERNIGAN CONTRACTORS, INC.
By:
Leonard G. Jernigan, President

Witness: John W. Monroe, Jr
Witness: Gayle M. England

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05712 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:

JERNIGAN LEONARD CONTRACTORS INC
6314 SUMMER CIR
PENSACOLA, FL 32504

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

GRAF-MABIE PARTNERSHIP
4400 MOBILE HIGHWAY
PENSACOLA FL 32506

LEONARD JERNIGAN CONTRACTORS INC
8680 SCENIC HWY BOX 18
PENSACOLA, FL 32506

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION
PO BOX 16231
PENSACOLA, FL 32507

GRAF-MABIE PARTNERSHIP
5544 BAKER RD
MILTON FL 32570

GRAF-MABIE PARTNERSHIP
226 SOUTH PALAFOX ST
PENSACOLA FL 32501

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** holder of **Tax Certificate No. 05712**, 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:

LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002471 (0424-64)

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

JERNIGAN LEONARD CONTRACTORS INC

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

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Dated this 30th day of January 2024.

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Personal Services:

JERNIGAN LEONARD CONTRACTORS INC
6314 SUMMER CIR
PENSACOLA, FL 32504

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

0424-64

Document Number: ECSO24CIV007315NON **Agency Number:** 24-004042
Court: TAX DEED
County: ESCAMBIA
Case Number: CERT NO 05712 2017

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JERNIGAN LEONARD CONTACTORS INC
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 2/23/2024 at 8:41 AM and served same at 9:31 AM on 2/26/2024 in ESCAMBIA COUNTY, FLORIDA, by serving JERNIGAN LEONARD CONTRACTORS INC , the within named, to wit: CATHERINE LEONARD, DISSOLVED COMPANY OWNER.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____ DC
G. FALLER, CPS

Service Fee: $40.00
Receipt No: BILL

Printed By: LCMITCHE

WARNING

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JERNIGAN LEONARD CONTRACTORS INC
6314 SUMMER CIR
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

JERNIGAN LEONARD CONTRACTORS
INC [0424-64]
6314 SUMMER CIR
PENSACOLA, FL 32504

9171 9690 0935 0127 2310 01

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION, INC [0424-64]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 2310 18

GRAF-MABIE PARTNERSHIP [0424-64]
4400 MOBILE HIGHWAY
PENSACOLA FL 32506

9171 9690 0935 0127 2310 25

LEONARD JERNIGAN CONTRACTORS
INC [0424-64]
8680 SCENIC HWY BOX 18
PENSACOLA, FL 32506

9171 9690 0935 0127 2310 32

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNERS
ASSOCIATION [0424-64]
PO BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 2310 49

GRAF-MABIE PARTNERSHIP [0424-64]
5544 BAKER RD
MILTON FL 32570

9171 9690 0935 0127 2310 56

GRAF-MABIE PARTNERSHIP [0424-64]
226 SOUTH PALAFOX ST
PENSACOLA FL 32501

9171 9690 0935 0128 2194 66

resent on 2/28/24
They delivered
right back to
us.

GRAF-MABIE PARTNERSHIP 0424-64
226 SOUTH PALAFOX ST
PENSACOLA FL 32501

9171 9690 0935 0128 2198 79

contact

CERTIFIED MAIL™

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

PENSACOLA FL 325
28 FEB 2024 PM 1

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US POSTAGE

2/26 L/R

2024 MAR 1 A 10:
CLERK
ESCAMBIA CO

GTF

LEONARD JERNIGAN CONTRACTORS
INC [0424-64]
8680 SCENIC HWY BOX 18
PENSACOLA, FL 32506

NIXIE 322 DE 1 0003/06/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9326020019950152 UNC BC: 32502583335 *2638-04642-23-38

32502>5833
32514-7914

CERTIFIED MAIL™

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

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US POSTAGE

2024 FEB 27 AM 11:26

GRAF-MABIE PARTNERSHIP [0424-64]
226 SOUTH PALAFOX ST
PENSACOLA FL 32501

32502-584699

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

9171 9690 0935 0127 2310 25

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FIRST-CLASS MAIL
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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
2024 MAR 25 P 2:31
ESCAMBIA COUNTY, FL

GRAF-MABIE PARTNERSHIP [0424-64]
4400 MOBILE HIGHWAY
PENSACOLA FL 32506

NIXIE 322 DE 1 0003/23/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32506-431000
32502583335

BC: 32502583335 *2638-04486-23-38

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 holder of Tax Certificate No. 05712, 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:

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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-05712** 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 [X] 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 10/14/2024

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

Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502
Telephone 850-595-3793 • ehogg@EscambiaClerk.com

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 # 005712 of 2017 **Date** 4/3/2024
Name NO BID-MB INVESTMENT TRUST

Cash Summary

Cash Deposit	$0.00
Total Check	$107.60
Grand Total	$107.60

Purchase Price $1,828.64 **Opening Bid Amount** $1,828.64 **OverBid Amount** $0.00

		Total Check	**$107.60**
		Adv Recording Deed	**$10.00**
		Adv Doc. Stamps	**$13.30**
		Postage	**$51.80**
		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
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COUNTY CRIMINAL
DOMESTIC RELATIONS
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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

Case # 2017 TD 005712
Sold Date 4/3/2024
Name NO BID-MB INVESTMENT TRUST

RegistryOfCourtT = TAXDEED	0
overbidamount = TAXDEED	$0.00
PostageT = TD2	$51.80
Researcher Copies = TD6	$0.00
prepFee = TD4	$14.00
advdocstampsdeed = TAXDEED	$13.30
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 005712	
1/9/2024	RECEIPT	PAYMENT $456.00 RECEIPT #2024002138	
1/9/2024	TD83	TAX COLLECTOR CERTIFICATION	
1/9/2024	TD84	PA'S INFO	
1/9/2024	TD84	NOTICE OF TDA	
1/25/2024	TD82	PROPERTY INFORMATION REPORT	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133335) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
3/8/2024	CheckMailed	CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK	
3/8/2024	TD84	SHERIFF'S RETURN OF SERVICE	
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
1/9/2024 2:58:45 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
1/9/2024 2:58:46 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
1/9/2024 2:58:46 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
1/9/2024 2:58:46 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
1/9/2024 2:58:47 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

1/9/2024 3:02:46 PM	2024002138	MB INVESTMENT TRUST	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:23 AM	Check (outgoing)	101874450	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
1/9/2024 3:02:46 PM	Deposit	101856931	MB INVESTMENT TRUST		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# 2024028300 4/17/2024 8:29 AM
OFF REC BK: 9132 PG: 1012 Doc Type: COM
Recording $18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05712 of 2017

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PENSACOLA, FL 32506

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MILTON FL 32570

GRAF-MABIE PARTNERSHIP
226 SOUTH PALAFOX ST
PENSACOLA FL 32501

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

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

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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-05712** 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.

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X _____

MALCOLM BALLINGER, PUBLISHER FOR THE SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 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 10/14/2024

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024028301 4/17/2024 8:29 AM
OFF REC BK: 9132 PG: 1014 Doc Type: TXD
Recording $10.00 Deed Stamps $13.30

Tax deed file number 0424-64

Parcel ID number 083S321301330003

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05712 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 RIVERPOINT 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: LOT 33 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 5208 P 1037 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: JERNIGAN LEONARD CONTRACTORS INC**

On 3rd day of April 2024, in Escambia County, Florida for the sum of ($1,828.64) ONE THOUSAND EIGHT HUNDRED TWENTY EIGHT AND 64/100 Dollars, the amount paid as required by law.

Myllinda 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

CLERK & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA

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

NOTARY PUBLIC STATE OF FLORIDA

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

CERTIFIED MAIL™

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

PENSACOLA FL 325
24 PM

9171 9690 0935 0128 2198 79

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FIRST-CLASS MAIL
IMI
$007.36
02/28/2024 ZIP 32502
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US POSTAGE

2024 MAR 21

GRAF-MABIE PARTNERSHIP 0424-64
226 SOUTH PALAFOX ST
PENSACOLA FL 32501

NIXIE 322 FE 1 0003/06/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

93260001995015 2 ANK BC: 32502583335 *2638-01907-28-43

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