



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

0424-54

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MARK H. FINK 61 S. BALDWIN AVE # 1162 SIERRA MADRE, CA 91025	Application date	Nov 20, 2023
Property description	NAKOS DEMETRI G & HELEN H 58 DAVIS BLVD # 7 TAMPA, FL 33606 UNKNOWN 10-3002-609 LT 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W	Certificate #	2017 / 5717
		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)
# 2017/5717	06/01/2017	128.01	34.56	162.57
# 2022/5034	06/01/2022	61.15	16.51	77.66
# 2021/4647	06/01/2021	70.73	19.10	89.83
# 2019/5526	06/01/2019	102.49	27.67	130.16
# 2018/5758	06/01/2018	116.08	31.34	147.42
→Part 2: Total*				607.64


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)
# 2023/5211	06/01/2023	68.63	6.25	3.43	78.31
# 2020/5954	06/01/2020	77.97	6.25	37.43	121.65
Part 3: Total*					199.96

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)	807.60
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	20.79
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)	1,203.39

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

Sign here:  Escambia, Florida
Date November 27th, 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 <u>04/03/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 31.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300630

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MARK H. FINK

61 S. BALDWIN AVE # 1162

SIERRA MADRE, CA 91025,

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
10-3002-609	2017/5717	06-01-2017	LT 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

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

MARK H. FINK

61 S. BALDWIN AVE # 1162

SIERRA MADRE, CA 91025

11-20-2023
Application Date

Applicant's signature




Chris Jones Escambia County Property Appraiser



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 ☐ Parcel ID
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General Information					
Parcel ID:	083S321301003005				
Account:	103002609				
Owners:	NAKOS DEMETRI G & HELEN H				
Mail:	58 DAVIS BLVD # 7 TAMPA, FL 33606				
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	<u>Cap Val</u>	
2023	\$500	\$0	\$500	\$500	
2022	\$500	\$0	\$500	\$500	
2021	\$500	\$0	\$500	\$500	
Disclaimer					
Tax Estimator					
File for New Homestead Exemption Online					
Report Storm Damage					

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/1983	1819	509	\$4,000	WD	
03/1981	1520	692	\$1,500,000	WD	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2023 Certified Roll Exemptions	
None	
Legal Description	
LT 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W	
Extra Features	
None	

Parcel Information		Launch Interactive Map	
Section Map Id: 08-35-32-2			
Approx. Acreage: 0.2333			
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.

Last Updated: 11/28/2023 (v. 2200)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MARK H FINK** holder of **Tax Certificate No. 05717**, 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 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002609 (0424-54)

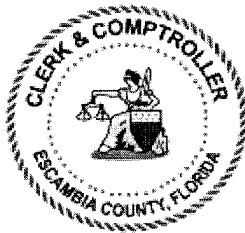
The assessment of the said property under the said certificate issued was in the name of

DEMETRI G NAKOS and HELEN H NAKOS

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 28th 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 #: 10-3002-609 CERTIFICATE #: 2017-5717

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 03, 2004 to and including January 03, 2024 Abstractor: Ben Murzin

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2024

Tax Account #: **10-3002-609**

1. The Grantee(s) of the last deed(s) of record is/are: **DEMETRI G NAKOS AND HELEN H NAKOS**
By Virtue of Warranty Deed recorded 10/5/1983 in OR 1819/509
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 #: 10-3002-609
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:	<u>APR 3, 2024</u>
TAX ACCOUNT #:	<u>10-3002-609</u>
CERTIFICATE #:	<u>2017-5717</u>

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.

DEMETRI G NAKOS
HELEN H NAKOS
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

DEMETRI NAKOS
HELEN H NAKOS
58 DAVIS BLVD #7
TAMPA, FL 33606

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 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 #:10-3002-609

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12
T 3S R 32W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-609(0424-54)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.

WARRANTY DEED

G.2. 1819 PAGE 509

Made this 10th day of August, 19 83, between EQUITABLE BANK, N.A., a National banking association, hereinafter called "Grantor," and Demetri G. Nakos and Helen H. Nakos, Joint Tenancy with Right of Survivorship hereinafter called "Grantee," whose mailing address is 3560 Spring Valley Road, Birmingham, AL 35223;

WITNESSETH:

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) 3, Block 5, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 6, as recorded in Plat Book 8 Page 84C, 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 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.

EQUITABLE BANK, N.A., a
National Banking Association

By: H. Paul Hathaway
President

Attest: Barbara B. Lucas
Secretary

STATE OF Maryland
COUNTY OF City of Baltimore

I HEREBY CERTIFY, that on this 10th day of August, 1983, before me personally appeared H. Paul Hathaway as the President and Barbara B. Lucas as the Secretary of Equitable Bank, N.A., a National banking association, 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 association, and that the said instrument is the act and deed of said association.

WITNESS my signature and official seal, in the City of Baltimore, State of Maryland, the day and year last aforesaid.

Patricia D. Garner
NOTARY PUBLIC, State of Maryland
My Commission Expires July 1, 1986

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
OCT 1983
2025

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05717 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:

DEMETRI G NAKOS HELEN H NAKOS
58 DAVIS BLVD # 7 58 DAVIS BLVD # 7
TAMPA, FL 33606 TAMPA, FL 33606

DEMETRI G NAKOS HELEN H NAKOS
3560 SPRING VALLEY RD 3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223 BIRMINGHAM, AL 35223

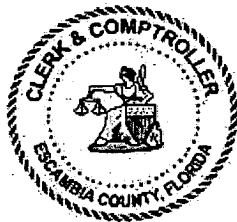
PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION,
UNITS 5 & 6, INC
433 E GOVERNMENT ST
PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC
PO 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 **MARK H FINK** holder of **Tax Certificate No. 05717**, 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 3 BLK.5 PERDIDO BAY COUNTRY CLUB-ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002609 (0424-54)

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

DEMETRI G NAKOS and HELEN H NAKOS

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.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

DEMETRI G NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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Personal Services:

HELEN H NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE
CIVIL PROCESS SECTION**

0424-54

CIVIL # HS 2024-5343

CASE # 05717

Court : TAX DEED COUNTY

DATE/TIME RECEIVED : 02/27/2024 08:57

DATE RETURNED : 02/29/2024

AGENCY : ESCAMBIA COUNTY

TYPE OF PROCESS : TAX DEED WARNING

ESCAMBIA COUNTY TAX DEEDS
221 PALAFOX PL #110
PENSACOLA, FLORIDA 32502

HILLSBOROUGH COUNTY, FLORIDA
4658 - GUADALUPE, LUZ

Luiz O. Guadalupe

PETITIONER(S)

IN RE

RESPONDENT(S)

TAX DEED WARNING

SERVE TO(S)

HELEN H NAKOS

ROS RECIPIENT(S)

ESCAMBIA COUNTY TAX DEEDS

HELEN H NAKOS - SERVED

POSTED-TAX WARRANT [197.522(2)]

DATE/TIME: 02/27/2024 14:15

BY: 4658 - GUADALUPE, LUZ

ADDRESS: 58 DAVIS BL #7

REMARKS: POST ON DOOR

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 MAR -6 A 10:56
ESCAMBIA COUNTY, FL

RMS# 24-5343

R# 1681 TB

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 **MARK H FINK** holder of **Tax Certificate No. 05717**, 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 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002609 (0424-54)

RECEIVED

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

FEB 27 2024
BY: Lg 4658

DEMETRI G NAKOS and HELEN H NAKOS

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 30th 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.

Personal Services:

HELEN H NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Emily Hogg

POST
FILED
Helen H NAKOS
POST on door
2/27/24
Day Year
2:15 AM PM

Aug 0 Guadalupe
DEPUTY SHERIFF
4658

HCSO CIVIL 24 FEB 27 AM 8 57

14/4658

N/S



**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE
CIVIL PROCESS SECTION**

0124-54

CIVIL # HS 2024-5348

CASE # 05717

Court : TAX DEED COUNTY

DATE/TIME RECEIVED : 02/27/2024 08:57

DATE RETURNED : 02/29/2024

AGENCY : ESCAMBIA COUNTY

TYPE OF PROCESS : TAX DEED WARNING

ESCAMBIA COUNTY TAX DEEDS
190 W GOVERNMENT ST #110
PENSACOLA, FLORIDA 32502

HILLSBOROUGH COUNTY, FLORIDA
4658 - GUADALUPE, LUZ

Lucy O. Guadalupe

PETITIONER(S)

IN RE

RESPONDENT(S)

TAX DEED WARNING

SERVE TO(S)

DEMETRI G NAKOS

ROS RECIPIENT(S)

ESCAMBIA COUNTY TAX DEEDS

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2024 MAR -6 A 10:56
ESCAMBIA COUNTY, FL

DEMETRI G NAKOS - SERVED

POSTED-TAX WARRANT [197.522(2)]

DATE/TIME: 02/27/2024 14:15

BY: 4658 - GUADALUPE, LUZ

ADDRESS: 58 DAVIS BL #7

REMARKS: POST ON DOOR

RMS# 24-5348
R# 1081 TB

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 **MARK H FINK** holder of **Tax Certificate No. 05717**, 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 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002609 (0424-54)

RECEIVED

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

FEB 27 2024
BY: 194658

DEMETRI G NAKOS and HELEN H NAKOS

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 30th 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.

Personal Services:

DEMETRI G NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Emily Hogg

POST
DEMETRI G. NAKOS

POST and/or
2/27/24
Month Day Year
Time 2:15 AM PM

Hillsborough County, Florida

DEPUTY SHERIFF

Luigi D. Guadagnoli

4658

14/4658

N/S

HCSO CIVIL 24 FEB 27 AM 8 57

DEMETRI G NAKOS [0424-54]
58 DAVIS BLVD # 7
TAMPA, FL 33606

9171 9690 0935 0127 2318 89

In transit

DEMETRI G NAKOS [0424-54]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

9171 9690 0935 0127 2317 97

PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, UNITS 5
& 6, INC [0424-54]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 2318 10

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-54]
5210 PALE MOON DR
PENSACOLA, FL 32507

9171 9690 0935 0127 2318 34

HELEN H NAKOS [0424-54]
58 DAVIS BLVD # 7
TAMPA, FL 33606

9171 9690 0935 0127 2317 80

✓ delivered

HELEN H NAKOS [0424-54]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

9171 9690 0935 0127 2318 03

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-54]
PO BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 2318 27

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0424-54]
4400 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 2318 41

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	02/23/24 10:22 AM
Tracking Number:	9171969009350127231780	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	33606
Service:	ERR	City:	UNIVERSITY OF TAMPA
Value	\$0.640	State:	FL

Proof of Delivery

**58 DAVIS BLVD APT 7,
TAMPA, FL 33606**

Status Details

▼ Status Date	Status
Mon, 02/26/24, 03:26:00 PM	OK : Delivered
Sun, 02/25/24, 05:36:00 PM	Processed (processing scan)
Sun, 02/25/24, 01:35:00 PM	Processed (processing scan)
Sun, 02/25/24, 06:17:00 AM	Processed (processing scan)
Fri, 02/23/24, 07:31:00 PM	Processed (processing scan)
Fri, 02/23/24, 07:22:00 PM	Processed (processing scan)
Fri, 02/23/24, 06:07:00 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

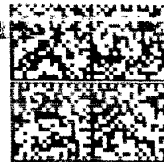
Pensacola, FL 32502



9171 9690 0935 0127 2318 34

PENSACOLA FL 325

15 FEB 2024 PM 1



quadrant

FIRST-CLASS MAIL
IMI

\$007.36

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK OF CIRCUIT COURT
OFFICIAL RECORDS
FEB 23 2024
11:35 AM
PENSACOLA, FL

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-54]
5210 PALE MOON DR

9326025833

Ank

NIXIE

322 FE 1

0003/02/24

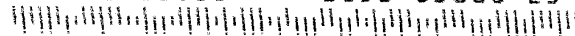
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 32502583335

*2638-05880-23-38

3250258333510



CERTIFIED MAIL™

22-02-16E20-0E20

5E8052052E 108

OFFICE OF THE
CLERK OF THE
COURT
PENSACOLA, FLORIDA

42/01/0000

1 10 111

2024

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-54]
PO BOX 16231
PENSACOLA, FL 32507

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-54]
PO BOX 16231
PENSACOLA, FL 32507

32507-623131



127 2318 27



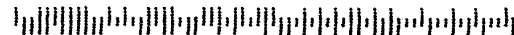
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FIRST-CLASS MAIL
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\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE



CERTIFIED MAIL™

Pam Childers

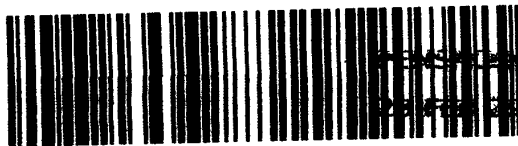
Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

RECEIVED
CLERK OF THE CIRCUIT COURT
MAR 25 10 23 AM
PENSACOLA, FL
MEDIA COUNTY, FL



9171 9690 0935 0127 2318 41

PENSACOLA FL 32502

02/23/2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0424-54]
4400 MOBILE HWY
PENSACOLA, FL 32506

NIXIE

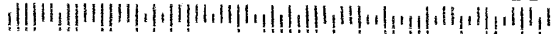
322 DE 1

0003/23/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32506-421000
32506-421000

BC: 32502583335 *2638-05760-23-38



CERTIFIED MAIL™

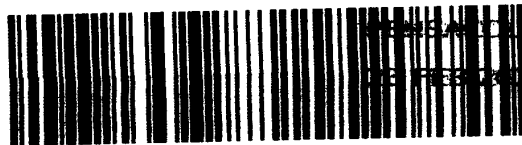
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2318 03

PENSACOLA FL 325

08 FEB 2024 PM 1:24



quadiant

FIRST-CLASS MAIL
IMI

\$007.36

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

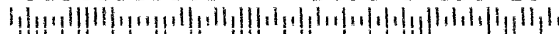
CLERK OF CIRCUIT COURT
PENSACOLA
MAR 15 11:15 AM '24
PENSACOLA COUNTY FL

HELEN H NAKOS [0424-54]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

NIXIE 331 FE 1 0003/09/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335 *2638-04859-23-38



UTF

35223-148660

CERTIFIED MAIL™

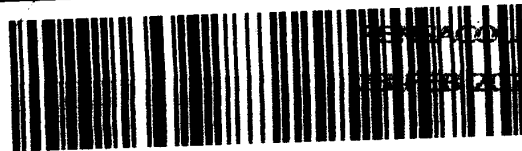
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

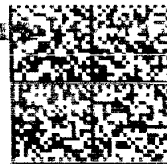
Pensacola, FL 32502



PENSACOLA, FL 325

15 FEB 2024 PM 1

9171 9690 0935 0127 2317 97



quadiant

FIRST-CLASS MAIL
IMI

\$007.36

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK OF CIRCUIT COURT
2021 MAR 15 AM 10:08
PENSACOLA COUNTY, FL

DEMETRI G NAKOS [0424-54]

3560 SPRING VALLEY RD

BIRMINGHAM, AL 35223

.. 9326000108935767

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35223-143663

NIXIE

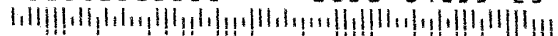
331 FE 1

0003/09/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2638-04635-23-38



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 MARK H FINK holder of Tax Certificate No. 05717, 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 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002609 (0424-54)

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

DEMETRI G NAKOS and HELEN H NAKOS

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-05717** 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 10/14/2024

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



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

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

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

**Cert # 005717 of 2017 Date 4/3/2024
 Name GERMAIN JEAN**

Cash Summary

Cash Deposit	\$200.00
Total Check	\$1,755.80
Grand Total	\$1,955.80

Purchase Price (high bid amount)	\$1,900.00	Total Check	\$1,755.80
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$13.30	Adv Doc. Stamps	\$13.30
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,884.14	Postage	\$69.05
		Researcher Copies	\$0.00
- postage	\$69.05		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,815.09	Registry of Court	\$1,815.09
Purchase Price (high bid)	\$1,900.00		
-Registry of Court	\$1,815.09	Overbid Amount	\$15.86
-advance recording (for mail certificate)	\$18.50		
-postage	\$69.05		
-Researcher Copies	\$0.00		
= Overbid Amount	\$15.86		

PAM CHILDERS
 Clerk of the Circuit Court

By 
 Deputy Clerk

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

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



**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 005717
 Sold Date 4/3/2024
 Name GERMAIN JEAN**

RegistryOfCourtT = TAXDEED	\$1,815.09
overbidamount = TAXDEED	\$15.86
PostageT = TD2	\$69.05
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$13.30
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	AA VIEW IMAGES
6/1/2017	0101	CASE FILED 06/01/2017 CASE NUMBER 2017 TD 005717	
11/28/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023086629	
11/28/2023	TD83	TAX COLLECTOR CERTIFICATION	
11/28/2023	TD84	PA'S INFO	
11/28/2023	TD84	NOTICE OF TDA	
1/25/2024	TD82	PROPERTY INFORMATION REPORT	
2/16/2024	CheckMailed	CHECK PRINTED: CHECK # 900036683 -- REGISTRY CHECK	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133325) 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
11/28/2023 11:48:42 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
11/28/2023 11:48:43 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
11/28/2023 11:48:43 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
11/28/2023 11:48:42 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
11/28/2023 11:48:44 AM	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
11/28/2023 11:55:03 AM	2023086629	MARK FINK	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:25 AM	Check (outgoing)	101874430	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
2/16/2024 10:31:17 AM	Check (outgoing)	101866935	HILLSBOROUGH COUNTY SHERIFF	ATTN: CIVIL DIVISION	80.00	900036683 CLEARED ON 2/16/2024
11/28/2023 11:55:03 AM	Deposit	101846733	MARK FINK		320.00	Deposit
Deposited			Used		Balance	
320.00			11,680.00		-11,360.00	

ction Results Report

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

ale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title A		
1/03/2024	2017 TD 005717	08:	Edit Name on Title							\$0.00	\$13.30	\$1,755.80	05717	Eagleview Financi	4125 SW		
1/03/2024	2017 TD 005712	08:	Name on Title Custom Fields Style							\$0.00	\$13.30	\$55.80	05712				
1/03/2024	2017 TD 005711	08:								\$0.00	\$13.30	\$55.80	05711				
1/03/2024	2017 TD 005708	08:	Case Number: 2017 TD 005717							\$0.00	\$11.20	\$1,453.70	05708	Eagleview Financi	4125 SW		
1/03/2024	2017 TD 005704	08:	Result Date: 04/03/2024							\$0.00	\$11.90	\$1,554.40	05704	Eagleview Financi	4125 SW		
1/03/2024	2017 TD 005703	08:	Title Information:							\$0.00	\$11.20	\$53.70	05703				
1/03/2024	2017 TD 005701	08:	Name: Eagleview Financial Services LLC							\$0.00	\$11.20	\$53.70	05701				
1/03/2024	2017 TD 005699	08:								\$0.00	\$11.20	\$53.70	05699				
1/03/2024	2017 TD 005695	08:	Address1: 4125 SW BAMBERG ST							\$0.00	\$13.30	\$1,755.80	05695	Eagleview Financi	4125 SW		
1/03/2024	2017 TD 005694	08:	Address2:							\$0.00	\$10.50	\$1,353.00	05694	Investment	15150 BI		
1/03/2024	2017 TD 002531	14:	City: PORT SAINT LUCIE							\$0.00	\$51.10	\$7,028.60	02531	JEFFREY P BURE	2716 Wo		
1/03/2024	2017 TD 002257	09:	State: FL							\$0.00	\$67.90	\$9,325.40	02257	Roman Vashurin	6123 Ch		
							Zip: 34953										
							Cancel Update										



79858

Germain Jean

\$1,900.00

Deposit

\$200.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024026655 4/10/2024 12:36 PM
OFF REC BK: 9129 PG: 1807 Doc Type: COM
Recording \$18.50

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05717 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:

DEMETRI G NAKOS HELEN H NAKOS
58 DAVIS BLVD # 7 58 DAVIS BLVD # 7
TAMPA, FL 33606 TAMPA, FL 33606

DEMETRI G NAKOS HELEN H NAKOS
3560 SPRING VALLEY RD 3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223 BIRMINGHAM, AL 35223

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
PO 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 MARK H FINK holder of Tax Certificate No. 05717, 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 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002809 (0424-64)

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

DEMETRI G NAKOS and HELEN H NAKOS

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-05717** 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 10/14/2024

Tax deed file number 0424-54

Parcel ID number 083S321301003005

TAX DEED

Escambia County, Florida

for official use only

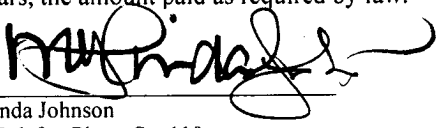
Tax Certificate numbered 05717 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **Eagleview Financial Services LLC**, 4125 SW BAMBERG ST PORT SAINT LUCIE FL 34953, who was the highest bidder and has paid the sum of the bid as required by law.

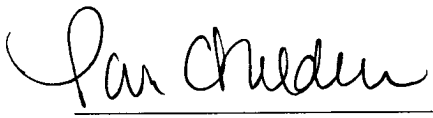
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: LT 3 BLK 5 PERDIDO BAY COUNTRY CLUB ESTATES # 6 PB 8 P 84C OR 1819 P 509 SEC 8/11/12 T 3S R 32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

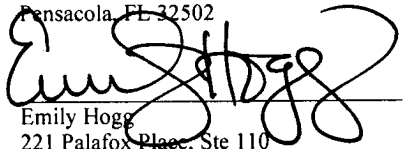
**** Property previously assessed to: DEMETRI G NAKOS, HELEN H NAKOS**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$1,900.00) ONE THOUSAND NINE HUNDRED AND 00/100 Dollars, the amount paid as required by law.


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

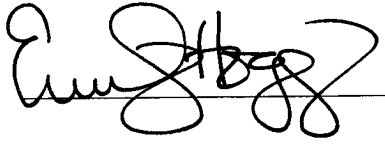

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

Tax Certificate #

2017 TD 005717

Account #

103002609

Property Owner

Demetri G Nakos

Helen H Nakos

Property Address

No address

SOLD TO:

Germain Jean \$1,900.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 41.80 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 10.48 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 31.25 ✓		\$
Certificate holder/taxes & app fees	\$ 1,783.84 ✓		\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓		\$ 10,864.72
Additional taxes	\$ 0		\$
Postage final notices	\$		\$
SERVICE FEE	\$ 5.38		\$ 0
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

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

Post sale process:

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

Lien Information:

✓		
✓		
✓		
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
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Notes: