



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

0424-55

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 | MURAD KETTLY 221-30 112 AVE QUEENS VILLAGE, NY 11429 4520 CONDADO CIR 10-3005-710 LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W S (Full legal attached.) | Certificate # | 2017 / 5786 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2017/5786 | 06/01/2017 | 128.01 | 34.56 | 162.57 |
| # 2022/5054 | 06/01/2022 | 68.88 | 18.60 | 87.48 |
| # 2020/6028 | 06/01/2020 | 90.90 | 24.54 | 115.44 |
| # 2019/5598 | 06/01/2019 | 102.49 | 27.67 | 130.16 |
| # 2018/5829 | 06/01/2018 | 116.08 | 31.34 | 147.42 |
| →Part 2: Total* | | | | 643.07 |


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) |
|--------------------------------|---|---|---------------------------------|----------------------|--|
| # 2023/5228 | 06/01/2023 | 58.85 | 6.25 | 5.30 | 70.40 |
| # 2021/4663 | 06/01/2021 | 76.00 | 6.25 | 25.08 | 107.33 |
| Part 3: Total* | | | | | 177.73 |

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) | 820.80 |
| 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) | 1,216.59 |

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

Signature Tax Collector or Designee

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 $\neq 31.25$

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.

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300629

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 |
|----------------|-----------------|------------|---|
| 10-3005-710 | 2017/5786 | 06-01-2017 | LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 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
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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☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

| General Information | | | | | | Assessments | | | | |
|--|--|--|--|--|--|---|---------|-------|---------|---------|
| Parcel ID: | 0835326000012013 | | | | | Year | Land | Imprv | Total | Cap Val |
| Account: | 103005710 | | | | | 2023 | \$500 | \$0 | \$500 | \$500 |
| Owners: | MURAD KETTL | | | | | 2022 | \$500 | \$0 | \$500 | \$500 |
| Mail: | 221-30 112 AVE QUEENS VILLAGE, NY 11429 | | | | | 2021 | \$1,000 | \$0 | \$1,000 | \$1,000 |
| Situs: | 4520 CONDADO CIR 32507 | | | | | Disclaimer | | | | |
| Use Code: | VACANT RESIDENTIAL | | | | | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | | | | | File for New Homestead Exemption Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | Report Storm Damage | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | | | | | |

| Sales Data | | | | | | 2023 Certified Roll Exemptions | | | | |
|--|------|------|----------|------|----------------------------------|--|--|--|--|--|
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | None | | | | |
| 04/2007 | 6141 | 64 | \$8,300 | WD | | Legal Description | | | | |
| 06/2006 | 5940 | 349 | \$20,000 | WD | | LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 | | | | |
| 04/2006 | 5900 | 1707 | \$1,900 | WD | | PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 | | | | |
| 03/2006 | 5878 | 1696 | \$1,900 | WD | | T... | | | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | Extra Features | | | | |
| | | | | | | None | | | | |

| Parcel Information | | Launch Interactive Map | |
|---|--|------------------------|--|
| Section | | | |
| Map Id: | | | |
| 08-35-32-2 | | | |
| Approx. Acreage: | | | |
| 0.2555 | | | |
| 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: 11/28/2022 (tc3262)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MARK H FINK** holder of **Tax Certificate No. 05786**, 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 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103005710 (0424-55)

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

KETTLY MURAD

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 #: 10-3005-710 CERTIFICATE #: 2017-5786

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 12, 2004 to and including January 12, 2024 Abstractor: Alicia Hahn

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2024

Tax Account #: **10-3005-710**

1. The Grantee(s) of the last deed(s) of record is/are: **KETTLY MURAD**

By Virtue of Warranty Deed recorded 5/8/2007 in OR 6141/64

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. Mortgage in favor of N.R.L.L. East LLC recorded 5/8/2007 OR 6141/661

4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.

Tax Account #: 10-3005-710

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 UNIT VII INC. AND PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2024

TAX ACCOUNT #: 10-3005-710

CERTIFICATE #: 2017-5786

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. |

KETTLY MURAD
221-30 112 AVE
QUEENS VILLAGE, NY 11429

N.R.L.L. EAST LLC
1 MAUCHLY
IRVINE, CA 92618

PERDIDO BAY COUNTRY CLUB ESTATES
UNIT VII, INC.
12700 BAHIA CT
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
UNIT VII, INC.
PO BOX 34274
PENSACOLA, FL 32507

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 #:10-3005-710

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC
8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3005-710(0424-55)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.

RECORD: 135-257

This instrument Prepared and Recorded By:

Sandra Dennis
N.R.L.L. East, LLC
1 Mauchly
Irvine, CA 92618

After recording return to:

N.R.L.L. East, LLC
Attn: Deeds Dept
1 Mauchly
Irvine, CA 92618

WARRANTY DEED

THIS INDENTURE made on April 18, 2007 between N.R.L.L. East, LLC, a Florida Limited Liability Company organized and existing under the laws of the state of Florida, having its principal place of business at 1 Mauchly, Irvine, CA 92618 (hereinafter called the "Grantor"*), and Kettly Murad, a married woman as her sole and separate property, whose address is 221-30 112 Ave, Queens Village, NY 11429 (hereinafter called the "Grantee"*).

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in Escambia County, Florida, to wit:

LOT 12, BLOCK 13 PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 7 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 90D PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA. BEING THE SAME PROPERTY CONVEYED TO N.R.L.L. EAST, LLC, FROM PARADIES ISLE, LLC, BY DEED RECORDED 6/30/2006, IN BOOK 5940, PAGE 349, IN THE OFFICIAL RECORDS OF THE CLERK'S OFFICE OF ESCAMBIA COUNTY, FLORIDA.

THE ABOVE LEGAL DESCRIPTION IS PROPERTY BEING SOLD AS A VACANT LOT AND AS SUCH HAS NOT BEEN ASSIGNED A PROPER STREET NUMBER, SUCH STREET NUMBER SHALL BE DULY ASSIGNED IN THE FUTURE SHOULD ANY HOUSING DEVELOPMENT OCCUR ON SAID LOT.

PIN: 08-3S-32-6000-012-013

This conveyance is made subject to all valid restrictive covenants, easements, and rights of way, if any, of record, or which may be apparent from an inspection of the premises.

The Grantor expressly reserves all minerals, including oil, coal, gas, metals, mineable rock products, sand, gravel, peat, and any and all other mineral rights, whether or not appearing in the public record in, on and under the above described land to the extent provided by applicable state law.

This is not the homestead property of the Grantor.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in
our presence as witnesses:

N.R.L.L. East, LLC,
A Florida limited liability company

Witness: Michelle Trotter
Michelle Trotter

Witness: Sandra Dennis
Sandra Dennis



BY: Jennyfer Newton
Jennyfer Newton, Manager

State of California)

County of Orange)

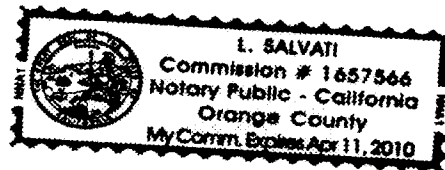
On May 3, 2007 before me, L. Salvati, Notary Public
(here insert name and title of officer)

personally appeared Jennyfer Newton ☒ **personally known to me** to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in **her** authorized capacity, and that by **her** signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

L. Salvati

Signature of Notary Public



(Seal)

L. Salvati

Printed name

My commission expires: April 11, 2010

Recorded in Public Records 05/08/2007 at 11:12 AM OR Book 6141 Page 66,
Instrument #2007044082, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 MTG Stamps \$25.90 Int. Tax \$14.70

This instrument prepared by: ~~SANDRA DENNIS~~

N.R.L.L. East, LLC
A Florida Limited Liability Company

After Recording Return To:

N.R.L.L. East, LLC
1 Mauchly
Irvine, CA 92618

ID. (Contract No.) 135-257

MORTGAGE

This mortgage, executed by

Ketty Murad, a married woman as her sole and separate property
of 221-30 112 Ave, Queens Village, NY 11429

herein called the mortgagor, to N.R.L.L. East, LLC, a Florida limited liability company of 1 Mauchly, Irvine CA 92618
herein called the mortgagee, represents the full and complete mortgage agreement between the parties hereto, this being a
mortgage given to secure payment of (part of) the purchase money for the mortgaged property described hereinbelow.

[The word mortgagor and the word mortgagee includes the heirs, executors, administrators, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and shall denote the singular and/or plural, the masculine and/or feminine, and natural and/or artificial persons, whenever and wherever the context so requires.]

The mortgagor, for good and valuable consideration, and in consideration of the sum of \$ 7,348.75 paid by the
mortgagor to the mortgagee, the receipt whereof is hereby acknowledged, mortgages, grants, bargains, sells, and conveys, in fee
simple, to the mortgagee, to have and to hold, with mortgage covenants, together with the tenements, hereditaments, and
appurtenances thereto, and the rents, issues, and profits thereof, the following described land, owned by the mortgagor, located
in Escambia County, Florida

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

APN: 08-35-30-6000-012-013

The mortgagor fully warrants the title to the said land and will defend the same against the lawful claims of all person
whomsoever.

Provided, however, that if the mortgagor pays to the mortgagee the promissory note executed by the mortgagor, in the above
stated amount, and shall perform, comply with, and abide by all the stipulations, agreements, conditions, and covenants of the
promissory note and this mortgage, then this mortgage and the estate hereby created shall cease and be null and void. The
mortgagor may, at his option, at any time pay the principal balance and accrued interest in full, without penalty.

The mortgagor further agrees to pay the interest and principal on the promissory note promptly when due; to pay the taxes and
assessments on the land; to keep the buildings, now or hereafter on the land, insured against damage by fire, lightning,
windstorm, or any other casualty, in a sum not less than the sum secured by this mortgage, in a company or companies
satisfactory to the mortgagee, with a standard mortgage loss clause, providing for payment to the mortgagee, to the extent of the
indebtedness remaining at the time of the loss, the said insurance policy to be held by the mortgagee; to keep the mortgaged
property, and any buildings thereon, in good and proper repair; and to pay all costs and expenses of collection of any amounts
due, with or without suit, including a reasonable attorney's fee.

If any payment provided for in the promissory note or this mortgage is not paid when due, and the payment becomes delinquent
for ten (10) days, or if any of the above covenants are broken, then the promissory note, and all money secured by this
mortgage, shall, without demand, if the mortgagor so elects, at once become due and payable, and the mortgage shall be
foreclosed. This mortgage is given on the Statutory Condition, for any breach or default of which the mortgagee shall have the
Statutory Power of Sale.

This Mortgage shall be enforced and interpreted under the laws of the State of California, except so far as it relates to matters of
title, as to which the laws of the state in which the subject property is located shall govern.

In witness whereof, as of March 04, 2007, mortgagor executed this mortgage.

Sherley Jones
Witness SHERLEY JONES

Ketty Murad
X Ketty Murad

Sandra Dennis
Witness SANDRA DENNIS

STATE OF New York)
COUNTY OF Kings) SS:

On this 4th day of MARCH in the year 2007
before me, the undersigned, a Notary Public in and for said State, personally appeared

Ketty Murad

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

Carmen R. Perez
Notary Public, State of New York
No: 01925051101
Qualified in New York County
Commission Expires 03/25/2010

Carmen R. Perez
(Signature and office of individual taking acknowledgment)

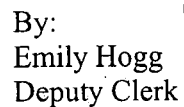
Exhibit A

**LOT 12, BLOCK 13 PERDIDO BAY COUNTRY CLUB ESTATES,
UNIT 7 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8,
PAGE 90D PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.**

**Being the same property conveyed to N.R.L.L. East, LLC, from
PARADISE ISLE, LLC. by deed recorded 6/30/2006, in book 5940, page
349, in the official records of the clerk's office of Escambia County,
Florida.**

**THE ABOVE LEGAL DESCRIPTION IS PROPERTY BEING SOLD
AS A VACANT LOT AND AS SUCH HAS NOT BEEN ASSIGNED A
PROPER STREET NUMBER, SUCH STREET NUMBER SHALL BE
DULY ASSIGNED IN THE FUTURE SHOULD ANY HOUSING
DEVELOPMENT OCCUR ON SAID LOT.**

**APN: 08-3S-32-6000-012-013
Contract: 135-257**



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. 05786, 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 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103005710 (0424-55)

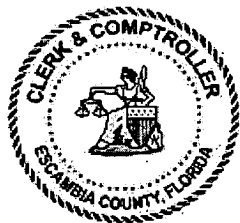
The assessment of the said property under the said certificate issued was in the name of

KETTLY MURAD

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

KETTLY MURAD [0424-55]
221-30 112 AVE
QUEENS VILLAGE, NY 11429

9171 9690 0935 0127 2318 58

✓ delivered

PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-55]
12700 BAHIA CT
PENSACOLA, FL 32502

9171 9690 0935 0127 2318 65

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-55]
P O BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 2318 72

N.R.L.L. EAST LLC [0424-55]
1 MAUCHLY
IRVINE, CA 92618

9171 9690 0935 0127 2317 11

RIN - UTF

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-55]
5210 PALE MOON DR
PENSACOLA, FL 32507



9171 9690 0935 0127 2317 28

PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-55]
PO BOX 34274
PENSACOLA, FL 32507

9171 9690 0935 0127 2317 35

Tracking Number:

9171969009350127231858

 Copy  Add to Informed Delivery

Latest Update

Your item has been delivered to an agent for final delivery in QUEENS VILLAGE, NY 11429 on February 27, 2024 at 1:11 pm.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

 **Delivered to Agent**
Delivered to Agent for Final Delivery

QUEENS VILLAGE, NY 11429
February 27, 2024, 1:11 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates 

Return Receipt Electronic 

USPS Tracking Plus® 

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

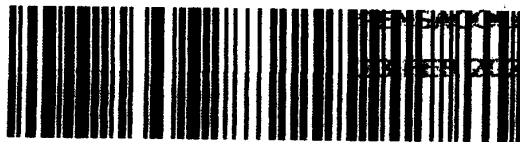
2024 MAR -7 P 12:55

PENSACOLA COUNTY, FL

N.R.L.L. EAST LLC [0424-55]

1 MAUCHLY

IRVINE, CA 92618

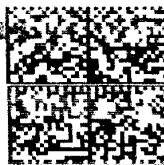


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PENSACOLA FL 325

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FIRST-CLASS MAIL

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CERTIFIED MAIL™

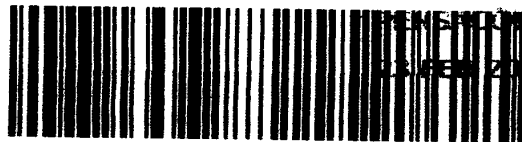
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 MAR -5 A 11:38

ESCAMBIA COUNTY, FL

PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-55]
12700 BAHIA CT
PENSACOLA, FL 32502



9171 9690 0935 0127 2318 65

PENSACOLA FL 325

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FIRST-CLASS MAIL
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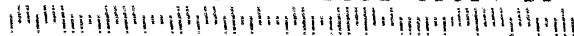
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CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

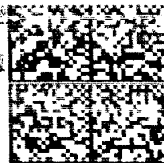
221 Palafox Place, Suite 110

Pensacola, FL 32502



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PERDIDO BAY COUNTRY CLUB
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ASSOCIATION, INC [0424-55]
5210 PALE MOON DR
PENSACOLA, FL 32507

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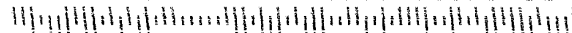
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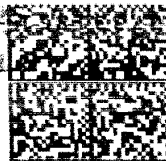
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FLORIDA COUNTY, FL

32507-999955



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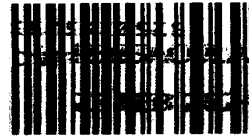
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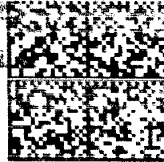
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UNABLE TO FORWARD

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FL 32502



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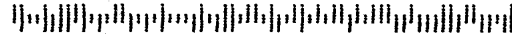
\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-55]
P O BOX 16231
PENSACOLA, FL 32507

32507-623131



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. 05786, 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 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103005710 (0424-55)

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

KETTLY MURAD

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-05786 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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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

Cert # 005786 of 2017 Date 4/3/2024
Name GEORGIOS KAFANTARIS

Cash Summary

| | |
|--------------|------------|
| Cash Deposit | \$200.00 |
| Total Check | \$1,856.50 |
| Grand Total | \$2,056.50 |

| | | | |
|--|------------|-------------------------|------------|
| Purchase Price (high bid amount) | \$2,000.00 | Total Check | \$1,856.50 |
| + adv recording deed | \$10.00 | Adv Recording Deed | \$10.00 |
| + adv doc. stamps deed | \$14.00 | Adv Doc. Stamps | \$14.00 |
| + Adv Recording For Mailing | \$18.50 | | |
| | | | |
| Opening Bid Amount | \$1,873.68 | Postage | \$44.40 |
| | | Researcher Copies | \$0.00 |
| - postage | \$44.40 | | |
| - Researcher Copies | \$0.00 | | |
| | | Adv Recording Mail Cert | \$18.50 |
| - Homestead Exempt | \$0.00 | | |
| | | Clerk's Prep Fee | \$14.00 |
| =Registry of Court | \$1,829.28 | Registry of Court | \$1,829.28 |
| Purchase Price (high bid) | \$2,000.00 | | |
| -Registry of Court | \$1,829.28 | Overbid Amount | \$126.32 |
| -advance recording (for mail certificate) | \$18.50 | | |
| -postage | \$44.40 | | |
| -Researcher Copies | \$0.00 | | |
| = Overbid Amount | \$126.32 | | |

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 005786

Sold Date 4/3/2024

Name GEORGIOS KAFANTARIS

| | |
|-----------------------------|------------|
| RegistryOfCourtT = TAXDEED | \$1,829.28 |
| overbidamount = TAXDEED | \$126.32 |
| PostageT = TD2 | \$44.40 |
| Researcher Copies = TD6 | \$0.00 |
| prepFee = TD4 | \$14.00 |
| advdocstampsdeed = TAXDEED | \$14.00 |
| 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 005786 | |
| 11/28/2023 | RECEIPT | PAYMENT \$456.00 RECEIPT #2023086636 | |
| 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 | |
| 2/26/2024 | TD81 | CERTIFICATE OF MAILING | |
| 3/8/2024 | CheckVoided | CHECK (CHECKID 133326) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591 | |
| 3/8/2024 | CheckMailed | CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK | |
| 3/14/2024 | TD84 | CERT MAIL TRACKING AND RETURNED MAIL | |
| 4/1/2024 | TD84 | PROOF OF PUBLICATION | |

FEES

| EffectiveDate | FeeCode | FeeDesc | TotalFee | AmountPaid | WaivedAmount | AmountOutstanding |
|------------------------|---------|------------------------|----------|------------|--------------|-------------------|
| 11/28/2023 12:08:47 PM | RECORD2 | RECORD FEE FIRST PAGE | 10.00 | 10.00 | 0.00 | 0.00 |
| 11/28/2023 12:08:49 PM | TAXDEED | TAX DEED CERTIFICATES | 320.00 | 320.00 | 0.00 | 0.00 |
| 11/28/2023 12:08:48 PM | TD1 | TAX DEED APPLICATION | 60.00 | 60.00 | 0.00 | 0.00 |
| 11/28/2023 12:08:47 PM | TD4 | PREPARE ANY INSTRUMENT | 7.00 | 7.00 | 0.00 | 0.00 |
| 11/28/2023 12:08:49 PM | TD7 | ONLINE AUCTION FEE | 59.00 | 59.00 | 0.00 | 0.00 |
| | | Total | 456.00 | 456.00 | 0.00 | 0.00 |

RECEIPTS

| ReceiptDate | ReceiptNumber | Received_from | payment_amt | applied_amt | refunded_amt |
|---------------------|---------------|---------------|-------------|-------------|--------------|
| 11/28/2023 12:13:54 | | | | | |

| | | | | | |
|----|------------|-----------|--------|--------|------|
| PM | 2023086636 | 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) | 101874432 | BALLINGER PUBLISHING | PO BOX 12665 | 200.00 | 900036790 CLEARED ON 3/8/2024 |
| 11/28/2023 12:13:54 PM | Deposit | 101846740 | MARK FINK | | 320.00 | Deposit |
| Deposited | | | Used | | Balance | |
| 320.00 | | | 11,600.00 | | -11,280.00 | |

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

| Sale Date | Case ID | Parcel | Bidder | Winning Bid | Deposit | Auction Balance | Clerk Fees | Rec Fees | EA Fee | POPR Fee | Doc ** Stamps | Total Due | Certificate Number | Name On Title | Title Address |
|--|---------------|---------------------|--------|-------------|------------|-----------------|------------|----------|---------|----------|----------------|-------------|--------------------|-----------------------------------|---------------|
| 04/03/2024 | 2017 TD 00809 | 000S01 | | | | | | | | | 0.00 \$140.70 | \$19,278.20 | 08098 | Covewood Estates 9911 Pandion | |
| 04/03/2024 | 2017 TD 00578 | 083S3: | | | | | | | | | 0.00 \$14.00 | \$1,856.50 | 05786 | Georgios kafantari: 9583 Scottsda | |
| 04/03/2024 | 2017 TD 00578 | 083S3: | | | | | | | | | 0.00 \$14.00 | \$1,856.50 | 05784 | Steven Scott DeHz 22429 Milner s | |
| 04/03/2024 | 2017 TD 00578 | 083S3: | | | | | | | | | 0.00 \$13.30 | \$1,755.80 | 05783 | Investment | 15150 Blanco |
| 04/03/2024 | 2017 TD 00578 | 083S3: | | | | | | | | | 0.00 \$13.30 | \$1,755.80 | 05782 | Investment | 15150 Blanco |
| 04/03/2024 | 2017 TD 00578 | 083S3: | | | | | | | | | 0.00 \$11.90 | \$54.40 | 05781 | | |
| 04/03/2024 | 2017 TD 00578 | 083S3: | | | | | | | | | 0.00 \$11.90 | \$54.40 | 05780 | | |
| 04/03/2024 | 2017 TD 00577 | 083S3: | | | | | | | | | 0.00 \$11.20 | \$1,453.70 | 05777 | Georgios kafantari: 9583 Scottsda | |
| 04/03/2024 | 2017 TD 00577 | 083S3: | | | | | | | | | 0.00 \$11.20 | \$53.70 | 05774 | | |
| 04/03/2024 | 2017 TD 00577 | 083S3: | | | | | | | | | 0.00 \$11.20 | \$1,453.70 | 05773 | Aleksandar Cvijetir 3711 Wood Av | |
| 04/03/2024 | 2017 TD 00575 | 083S3: | | | | | | | | | 0.00 \$11.20 | \$1,453.70 | 05757 | Georgios kafantari: 9583 Scottsda | |
| 04/03/2024 | 2017 TD 00575 | 083S3: | | | | | | | | | 0.00 \$24.50 | \$3,367.00 | 05756 | Thu Hong Thi Ngu: 5156 San Migu | |
| 04/03/2024 | 2017 TD 00575 | 083S3: | | | | | | | | | 0.00 \$70.70 | \$9,708.20 | 05753 | Thu Hong Thi Ngu: 5156 San Migu | |
| 04/03/2024 | 2017 TD 00573 | 083S3: | | | | | | | | | 0.00 \$11.20 | \$53.70 | 05733 | | |
| 04/03/2024 | 2017 TD 00572 | 083S3: | | | | | | | | | 0.00 \$13.30 | \$55.80 | 05721 | | |
| 04/03/2024 | 2017 TD 00571 | 083S3: | | | | | | | | | 0.00 \$13.30 | \$1,755.80 | 05717 | Eagleview Financi: 4125 SW BAM | |
| 04/03/2024 | 2017 TD 00571 | 083S3: | | | | | | | | | 0.00 \$13.30 | \$55.80 | 05712 | | |
| 04/03/2024 | 2017 TD 00571 | 083S3: | | | | | | | | | 0.00 \$13.30 | \$55.80 | 05711 | | |
| 04/03/2024 | 2017 TD 00570 | 083S3: | | | | | | | | | 0.00 \$11.20 | \$1,453.70 | 05708 | Eagleview Financi: 4125 SW BAM | |
| 04/03/2024 | 2017 TD 00570 | 083S3: | | | | | | | | | 0.00 \$11.90 | \$1,554.40 | 05704 | Eagleview Financi: 4125 SW BAM | |
| 04/03/2024 | 2017 TD 00570 | 083S321301 Cert Hok | | | \$1,598.96 | \$0.00 | \$0.00 | \$0.00 | \$42.50 | \$0.00 | \$0.00 \$11.20 | \$53.70 | 05703 | | |
| 04/03/2024 | 2017 TD 00570 | 083S321301 Cert Hok | | | \$1,583.86 | \$0.00 | \$0.00 | \$0.00 | \$42.50 | \$0.00 | \$0.00 \$11.20 | \$53.70 | 05701 | | |
| TOTALS: Items Count: 27 Balance: \$66,940.00 Clerk Fees: \$0.00 Rec Fees: \$1,147.50 Doc Stamps: \$623.00 Total Due: \$68,710.50 | | | | | | | | | | | | | | | |

79838

\$2,000.00

Georgios Kafantaris

Deposit

\$200.00

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024026680 4/10/2024 12:43 PM
OFF REC BK: 9129 PG: 1852 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 05786 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:

KETTLY MURAD
221-30 112 AVE
QUEENS VILLAGE, NY 11429

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.
12700 BAHIA CT
PENSACOLA, FL 32502

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

N.R.L.L. EAST LLC
1 MAUCHLY
IRVINE, CA 92618

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

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.
PO BOX 34274
PENSACOLA, FL 32507

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. 05786, 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 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 6 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103005710 (0424-55)

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

KETTLY MURAD

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

4WR36-3/27TD

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-05786 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 0424-55

Parcel ID number 083S326000012013

TAX DEED

Escambia County, Florida

for official use only

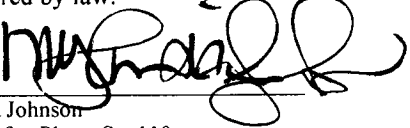
Tax Certificate numbered 05786 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **Georgios Kafantaris**, 9583 Scottsdale Dr Broadview Hts OH 44147, who was the highest bidder and has paid the sum of the bid as required by law.

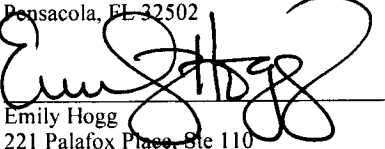
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

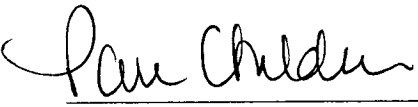
Description of lands: LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

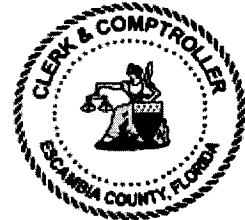
**** Property previously assessed to: KETTLY MURAD**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$2,000.00) TWO THOUSAND AND 00/100 Dollars, the amount paid as required by law.


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

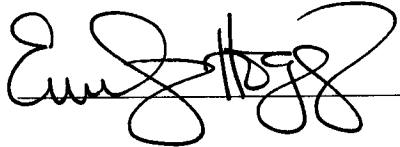

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



On this 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



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

KETTLY MURAD
221-30 112 AVE
QUEENS VILLAGE, NY 11429

Tax Deed File # 0424-55
Certificate # 05786 of 2017
Account # 103005710

Property legal description:

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$68.13** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

If you are a lienholder, your claim must include the particulars of your lien and the amounts currently due.

THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

If your claim has been satisfied, released, or you are waiving your claim, please check the "No claim will be filed" box on the enclosed claim form and return it to our office so that any other liens can be considered.

Dated this 15th day of April 2024.

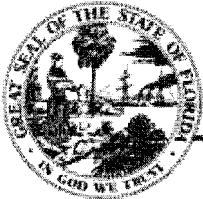


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0584 30



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

N.R.L.L. EAST LLC
1 MAUCHLY
IRVINE, CA 92618

Tax Deed File # 0424-55
Certificate # 05786 of 2017
Account # 103005710

Property legal description:

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

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Dated this 15th day of April 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0584 16



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

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

Tax Deed File # 0424-55
Certificate # 05786 of 2017
Account # 103005710

Property legal description:

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

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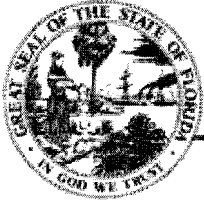


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

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Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

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

Tax Deed File # 0424-55
Certificate # 05786 of 2017
Account # 103005710

Property legal description:

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

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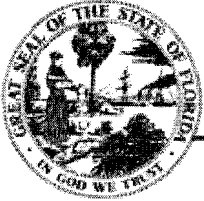


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0584 23



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.
12700 BAHIA CT
PENSACOLA, FL 32502

Tax Deed File # 0424-55
Certificate # 05786 of 2017
Account # 103005710

Property legal description:

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

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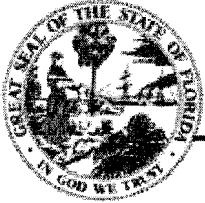


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

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Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.
PO BOX 34274
PENSACOLA, FL 32507

Tax Deed File # 0424-55
Certificate # 05786 of 2017
Account # 103005710

Property legal description:

LOT 12 BLK 13 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90D OR 6141 P 64 SEC 8/12 T 3S R 32 W SEC 21/22 T 3S R 31 W

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Dated this 15th day of April 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

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CERTIFIED MAIL™

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



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PENSACOLA, FL 32502

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NOTICE OF SURPLUS FUNDS FROM TAX DEED

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC
12700 BAHIA CT
PENSACOLA, FL 32502

Tax Deed File # 0424-55

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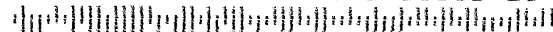
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Pam Childers

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

APR 29 10:32
AMERICA COUNTY, FL

N.R.L.L. EAST LLC

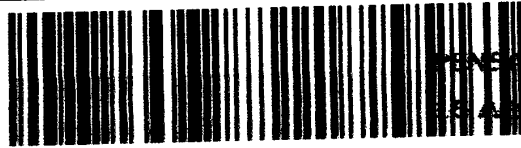
1 MAUCHLY

IRVINE, CA 92618

Tax Deed File # 0424-55

Certificate # 05786 of 2017

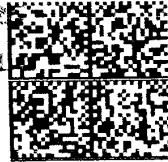
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04/16/2024 ZIP 32502

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:NRLL INC
PO BOX 15534
IRVINE CA 92625-5534

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