

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200647

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-3360-300	2016/4903	06-01-2016	BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 D EG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE T O LEFT BEING CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100 FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) T O N LI OF SEC N 78 DEG 2 MIN 2 SEC E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT FOR POB N 46 DEG 35 MI N 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16 SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
MB INVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR.
LEESBURG, VA 20176

10-17-2022
Application Date

Applicant's signature

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>06/07/2023</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 12.50

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.

BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 D EG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE T O LEFT BEING CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100 FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) T O N LI OF SEC N 78 DEG 2 MIN 2 SEC E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT FOR POB N 46 DEG 35 MIN 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16 SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365



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

0623-08

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Oct 17, 2022		
Property description	OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC PO BOX 2147 PENSACOLA, FL 32513 ESTHER ST 09-3360-300 BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY RW LI OF SR #289 (FAIRFIELD DR) N 78 D (Full legal attached.)	Certificate #	2016 / 4903		
		Date certificate issued	06/01/2016		
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)	
# 2016/4903	06/01/2016	401.19	20.06	421.25	
# 2019/4666	06/01/2019	296.61	17.80	314.41	
→ Part 2: Total*				735.66	
Part 3: Other Certificates Redeemed by Applicant (Other than County)					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2018/4865	06/01/2018	197.05	6.25	156.65	359.95
# 2017/4826	06/01/2017	190.41	6.25	185.65	382.31
Part 3: Total*					742.26
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)				1,477.92	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				0.00	
4. Property information report fee				200.00	
5. Tax deed application fee				175.00	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00	
7. Total Paid (Lines 1-6)				1,852.92	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here:			Escambia, Florida		
Signature, Tax Collector or Designee			Date <u>October 25th, 2022</u>		

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



Chris Jones Escambia County Property Appraiser

Real Estate Search Tangible Property Search Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information						Assessments									
Parcel ID: 1125312300000007						Year		Land		Imprv		Total		Cap Val	
Account: 093360300						2022		\$1		\$0		\$1		\$1	
Owners: OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC						2021		\$1		\$0		\$1		\$1	
Mail: PO BOX 2147 PENSACOLA, FL 32513						2020		\$1		\$0		\$1		\$1	
Situs: ESTHER ST 32506						Disclaimer									
Use Code: RESIDENTIAL COMMON ELEMENTS/AREAS						Market Value Breakdown Letter									
Taxing Authority: COUNTY MSTU						Tax Estimator									
Tax Inquiry: Open Tax Inquiry Window						File for New Homestead Exemption Online									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector															
Sales Data						2022 Certified Roll Exemptions									
Sale Date Book Page Value Type						None									
12/1993 3499 365 \$100 WD						Legal Description									
Official Records (New Window)						BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 DEG 8 MIN...									
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features									
						None									

Parcel Information
Section Map Id: 11-2S-31-1
Approx. Acreage: 0.1785
Zoned: MDR
Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)
[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:10/26/2022 (tc.63912)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 04903**, issued the **1st day of June, A.D., 2016** 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:

BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 DEG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE TO LEFT BEING CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100 FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) TO N LI OF SEC N 78 DEG 2 MIN 2 SEC E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT FOR POB N 46 DEG 35 MIN 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16 SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093360300 (0623-08)

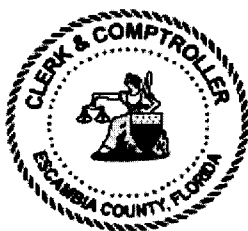
The assessment of the said property under the said certificate issued was in the name of

OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of June, which is the **7th day of June 2023**.

Dated this 8th day of November 2022.

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

EXHIBIT "A"

3499 366

COMMENCE AT THE NORTHEAST CORNER OF PARCEL PAN FIVE (JAN FIELDS SUBDIVISION AS RECORDED IN PLAT BOOK 7 AT PAGE 21 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #209-A (FAIRFIELD DRIVE, 100' R/W) THENCE GO NORTH 78 DEGREES 08 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 563.79 FEET TO THE POINT OF CURVATURE; THENCE GO ALONG A CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1005.37 FEET, A DELTA ANGLE OF 21 DEGREES 33 MINUTES 50 SECONDS, AN ARC DISTANCE OF 378.38 FEET (CH = 376.15', CH BEG = N 67° 21' 05" E) TO A POINT ON THE NORTH LINE OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST; THENCE GO NORTH 78 DEGREES 02 MINUTES 02 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 126.65 FEET; THENCE GO SOUTH 01 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 165.00 FEET; THENCE GO SOUTH 80 DEGREES 24 MINUTES 44 SECONDS EAST A DISTANCE OF 3.50 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 46 DEGREES 35 MINUTES 16 SECONDS EAST A DISTANCE OF 110.00 FEET; THENCE GO SOUTH 43 DEGREES 24 MINUTES 44 SECONDS EAST A DISTANCE OF 77.00 FEET; THENCE GO SOUTH 46 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 110.00 FEET; THENCE GO NORTH 43 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 11, TOWNSHIP 2 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 0.194 ACRES.

FILED
JUN 6 3 15 PM '94
RECORDED
JUN 6 3 15 PM '94
CLERK
ESCAMBIA COUNTY

000035

25 X 1

32

Return to: pending acknowledgment 1007 and 1008
Name:

WARRANTY DEED
(FROM CORPORATION)

RANCO FORM A-3

3499M 365

This Warranty Deed Prepared by:
Title Instruments Prepared By:
CUSTEL F. MATTHEWS, JR., P.A.
Address:
308 S. Jefferson St.
Tallahassee, FL 32301

Property Appraiser Parcel Identification (Parcel Number):
11-26-31-2206-000-000
Grantee(s) S.S. #101:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed this 15th day of December, A.D. 1993, by

Pensacola Development, Inc.,
a corporation existing under the laws of Florida, and having its principal place of
business at
hereinafter called the grantor, to Oak Meadows Condominium Association of Pensacola, Inc.,
a Florida Not-for-Profit Corporation
whose post office address is

hereinafter called the grantee:

(Whereas said laws provide that "deeds" and "warrants" shall include original and copies, from legal representatives, and shall be
admissible, and the execution and delivery of instruments, executed by the grantor, shall be deemed to be valid.)

Witnesseth, That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien,
remit, release, convey and confirm unto the grantee, all that certain land situated in Escambia
County, State of Florida, viz:

Commonly referred to as Phase VII of Oak Meadows Condominiums, and more particularly
described on the attached Exhibit "A".

DATE: 1-6-94
JOE A. FLOWERS, COMPTROLLER
BY: [Signature]
CERT. REG. 100-204388-2708

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that it has good, right and lawful authority to sell and convey said land; that it hereby fully warrants the
title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land
is free of all encumbrances.

In Witness Whereof, the said corporation has caused these presents to be
executed in its name, and its corporate seal to be hereunto affixed, by its proper
officers thereunto duly authorized, the day and year first above written.

ATTEST: [Signature] Secretary

Pensacola Development, Inc.

Signed, sealed and delivered in the presence of:

By: [Signature]

[Signature] WYMETTE A. BAY

[Signature] JIMMY J. WILSON

[Signature] CAROL A. HUNT

[Signature] CAROL A. HUNT

STATE OF Florida

I hereby certify that on this day, before me, an officer duly authorized

COUNTY OF Escambia

to administer oaths and take acknowledgments, personally appeared

known to me to be the [Signature] President and

respectively of Pensacola Development, Inc., the corporation in whose name

the foregoing instrument was executed, and that he lawfully acknowledged executing the same for such corporation, freely

and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate

seal of said corporation, that I called upon the following form of identification of the above-named person

and that on oath (yes/no) was taken.

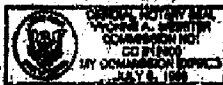
NOTARY PUBLIC STATE OF FLORIDA

Witness my hand and official seal in the County and State last aforesaid

this 15th day of December, A.D. 1993

[Signature] [Signature]

[Signature] [Signature]



25 x 17 32 x 17

PROPERTY INFORMATION REPORT

March 27, 2023

Tax Account #:09-3360-300

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289
(FAIRFIELD DR) N 78 DEG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE TO LEFT BEING
CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100
FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) TO N LI OF SEC N 78 DEG 2 MIN 2 SEC
E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT
FOR POB N 46 DEG 35 MIN 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16
SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365**

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-3360-300(0623-08)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

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: JUNE 7, 2023

TAX ACCOUNT #: 09-3360-300

CERTIFICATE #: 2016-4903

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

YES NO

☐☒

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

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2022 tax year.

OAK MEADOWS CONDOMINIUM

ASSN OF PENSACOLA INC

OAK MEADOW CONDOMINIUM

ASSN OF PENSACOLA INC

MARY K PAYNE

ARTHUR PELLERIN

PO BOX 2147

PENSACOLA FL 32513

OAK MEADOWS CONDOMINIUM

ASSN OF PENSACOLA INC

OAK MEADOW CONDOMINIUM

ASSN OF PENSACOLA INC

MARY K PAYNE

ARTHUR PELLERIN

7225 W FAIRFIELD DR

PENSACOLA FL 32506

OAK MEADOWS CONDOMINIUM

ASSN OF PENSACOLA INC

OAK MEADOW CONDOMINIUM

ASSN OF PENSACOLA INC

MARY K PAYNE

ARTHUR PELLERIN

PO BOX 3223

PENSACOLA FL 32516

Certified and delivered to Escambia County Tax Collector, this 27th day of March, 2023.

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
CONTINUATION PAGE

March 27, 2023

Tax Account #: **09-3360-300**

1. The Grantee(s) of the last deed(s) of record is/are: **OAK MEADOWS CONDOMINIUM ASSOCIATION OF PENSACOLA, INC.**

By Virtue of Warranty Deed recorded 1/6/1994 in OR 3499/365

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) 2019-2021 are delinquent.

Tax Account #: 09-3360-300

Assessed Value: \$1.00

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): **OAK MEADOW CONDOMINIUM ASSOCIATION OF PENSACOLA, 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.



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 #: 09-3360-300 CERTIFICATE #: 2016-4903

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: March 21, 2003 to and including March 21, 2023 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: March 27, 2023

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 June 7, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 04903**, issued the **1st day of June, A.D., 2016** 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:

BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 DEG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE TO LEFT BEING CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100 FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) TO N LI OF SEC N 78 DEG 2 MIN 2 SEC E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT FOR POB N 46 DEG 35 MIN 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16 SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365

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TAX ACCOUNT NUMBER 093360300 (0623-08)

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

OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC

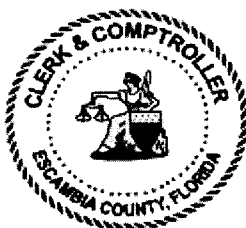
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of June, which is the **7th day of June 2023**.

Dated this 17th day of April 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.

Post Property:

ESTHER ST 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 04903, issued the 1st day of June, A.D., 2016 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:

BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 DEG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE TO LEFT BEING CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100 FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) TO N LI OF SEC N 78 DEG 2 MIN 2 SEC E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT FOR POB N 46 DEG 35 MIN 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16 SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 093360300 (0623-08)

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

OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 7th day of June 2023.

Dated this 17th day of April 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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 04903 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 20, 2023, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC	OAK MEADOW CONDOMINIUM ASSN OF PENSACOLA INC
PO BOX 2147	PO BOX 2147
PENSACOLA, FL 32513	PENSACOLA FL 32513

MARY K PAYNE	ARTHUR PELLERIN
PO BOX 2147	PO BOX 2147
PENSACOLA FL 32513	PENSACOLA FL 32513

OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC	OAK MEADOW CONDOMINIUM ASSN OF PENSACOLA INC
PO BOX 3223	PO BOX 3223
PENSACOLA FL 32516	PENSACOLA FL 32516

MARY K PAYNE	ARTHUR PELLERIN
PO BOX 3223	PO BOX 3223
PENSACOLA FL 32516	PENSACOLA FL 32516

OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC	OAK MEADOW CONDOMINIUM ASSN OF PENSACOLA INC
7225 W FAIRFIELD DR	7225 W FAIRFIELD DR
PENSACOLA FL 32506	PENSACOLA FL 32506

MARY K PAYNE	ARTHUR PELLERIN
7225 W FAIRFIELD DR	7225 W FAIRFIELD DR
PENSACOLA FL 32506	PENSACOLA FL 32506

WITNESS my official seal this 20th day of April 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT NE COR OF PARCEL A ELYSIAN FIELDS S/D PB 7 P 21 & SLY R/W LI OF SR #289 (FAIRFIELD DR) N 78 DEG 8 MIN E ALG R/W 563 79/100 FT TO PC ALG CURVE TO LEFT BEING CONC NWLY RADIUS 1005 37/100 FT DELTA ANG 21 DEG 33 MIN 50 SEC ARC DIST 378 38/100 FT (CH 376 15/100 FT CH BRG N 67 DEG 21 MIN 5 SEC E) TO N LI OF SEC N 78 DEG 2 MIN 2 SEC E ALG N LI 126 65/100 FT S 1 DEG 35 MIN 16 SEC W 165 FT S 88 DEG 24 MIN 44 SEC E 3 50/100 FT FOR POB N 46 DEG 35 MIN 16 SEC E 110 FT S 43 DEG 24 MIN 44 SEC E 77 FT S 46 DEG 35 MIN 16 SEC W 110 FT N 43 DEG 24 MIN 44 SEC W 77 FT TO POB OR 3499 P 365

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023032279 4/24/2023 12:50 PM
OFF REC BK: 8966 PG: 521 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8887, Page 176, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04903, issued the 1st day of June, A.D., 2016

TAX ACCOUNT NUMBER: 093360300 (0623-08)

(see attached)

SECTION 11, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC

Dated this 24th day of April 2023.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
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
Tax Certificate Redeemed From Sale
Account: 093360300 Certificate Number: 004903 of 2016**

**Payor: OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC PO BOX 3223
PENSACOLA, FL 32516 Date 4/24/2023**

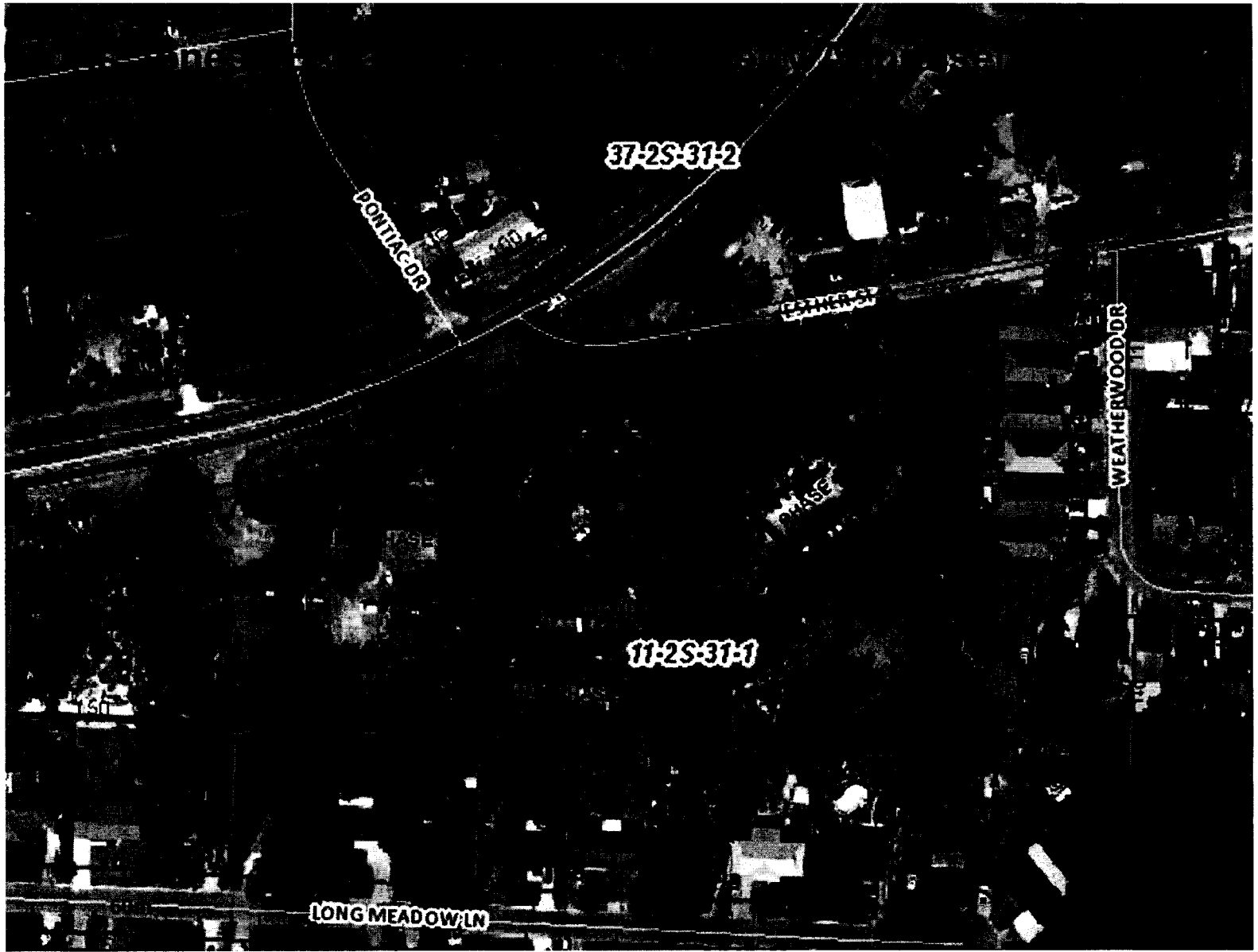
Clerk's Check # 1108702
Tax Collector Check # 1

Clerk's Total	\$510.72
Tax Collector's Total	\$2,087.77
Postage	\$82.56
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$2,698.05

PAM CHILDERS
Clerk of the Circuit Court

Received 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>**



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 June 7, 2023, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 04903**, issued the **1st** day of **June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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Dated this 17th day of April 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.

Post Property:

ESTHER ST 32506



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

0623-08

Document Number: ECSO23CIV014311NON

Agency Number: 23-005591

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 04903 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: OAK MEADOWS CONDOMINIUM ASSN OF PENSACOLA INC

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 4/21/2023 at 9:12 AM and served same at 3:45 PM on 4/24/2023 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

J. Carnley 926
J. CARNLEY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: DEHARRISON

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

2023 MAR 14 10:23 AM
RECEIVED

CERTIFIED MAIL™



9171 9690 0935 0128 0065 09

PENSACOLA FL 325
MAR 14 10:23 PM



Quadrant

FIRST-CLASS MAIL
IMI

\$006.85

04317073 ZIP 32517
043M31219251

US POSTAGE

5A 4/22/20

MARY K PAYNE [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

-- 9327020132800738

IXIE

322 DE 1

0004/30/23

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

NET

BC: 32502583335

32502583335

*2738-01045-21-38

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



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FIRST-CLASS MAIL
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043M31219251

US POSTAGE

5/12/23

OAK MEADOW CONDOMINIUM ASSN
OF PENSACOLA INC [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

NIXIE

322 DE 1

0004/30/23

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

REF

BC: 32502583335

32502583335

*2738-01034-21-38

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafax Place, Suite 1110
Pensacola, FL 32502

CERTIFIED MAIL™



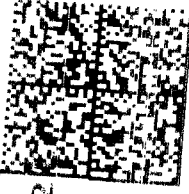
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quadrant

FIRST-CLASS MAIL
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FL 325

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1/22/23

FA

ARTHUR PELLERIN [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

NIXIE

322 DE 1

0004/30/23

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BEF

BC: 32502583335

32502583335

*2738-01041-21-38



US POSTAGE

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

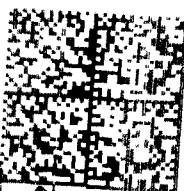
Pensacola, FL 32502

CERTIFIED MAIL™



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PENSACOLA FL 325
21 APR 11 023 PM 21



quadrant

FIRST-CLASS MAIL
IMI

\$006.85

043M31219251

US POSTAGE

MARY K PAYNE [0623-08]

PO BOX 2147

PENSACOLA FL 32513

NIXIE

322 DE 1

.m/

0004/30/25

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

MAS

BC: 3250258335

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*2738-00407-21-38

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



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RECEIVED FL 325
21 APR 2003 PM 2:11

quadrant

FIRST-CLASS MAIL
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US POSTAGE

ARTHUR PELLERIN [0623-08]

PO BOX 2147

PENSACOLA FL 32513

NIXIE

322 DE 1

0004/30/23

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

N955

BC: 32502583335



*2738-00399-21-38

-- 9327020132800738

Pam Childers

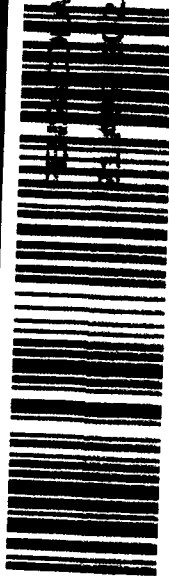
Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

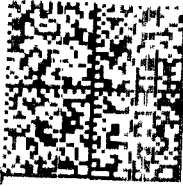
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9171 9690 0935 0128 0065 23

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quadrant

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US POSTAGE

TX 1/22/23

OAK MEADOWS CONDOMINIUM

ASSN OF PENSACOLA INC [0623-08]

7225 W FAIRFIELD DR

PENSACOLA FL 32506

NIXIE

322 DE 1

0004/30/23

RETURN TO SENDER

REFUSED

UNABLE TO FORWARD

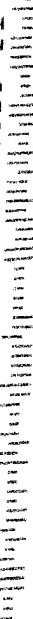
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BFF

PC: 32502583335

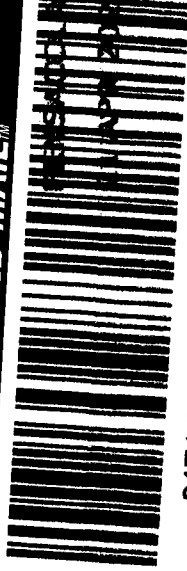
32502583335

*2738-01025-21-38



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

CERTIFIED MAIL™



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PENSACOLA FL 325
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FIRST-CLASS MAIL
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US POSTAGE

OAK MEADOW CONDOMINIUM ASSN
OF PENSACOLA INC [0623-08]
PO BOX 2147
PENSACOLA FL 32513

NIXIE

522 DE 1

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

WSS

BC: 32502583335

*2738-06351-21-37

32502583335

Pam Childers

Clerk of the Circuit Court & Comptroller
Official Records

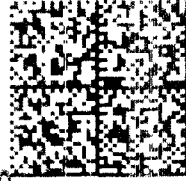
221 Palafox Place, Suite 110
Pensacola, FL 32502

CERTIFIED MAIL™



9171 9690 0935 0128 0066 53

PENSACOLA FL 325
31 JUL 2023 3 PM 2



quadrant

FIRST-CLASS MAIL
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04 21/02/23 ZIP 32502
043M31219251

US POSTAGE

OAK MEADOWS CONDOMINIUM
ASSN OF PENSACOLA INC [0623-08]

PO BOX 2147
PENSACOLA, FL 32513

NIXIE

322 DE 1

0004/30/23

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

9327020132800738

NAS

BC: 32502583335

*2738-02499-21-38

32302-2800738

OAK MEADOWS CONDOMINIUM
ASSN OF PENSACOLA INC [0623-08]
PO BOX 2147
PENSACOLA, FL 32513

9171 9690 0935 0128 0066 53

OAK MEADOW CONDOMINIUM ASSN
OF PENSACOLA INC [0623-08]
PO BOX 2147
PENSACOLA FL 32513

9171 9690 0935 0128 0065 78

MARY K PAYNE [0623-08]
PO BOX 2147
PENSACOLA FL 32513

9171 9690 0935 0128 0065 85

ARTHUR PELLERIN [0623-08]
PO BOX 2147
PENSACOLA FL 32513

9171 9690 0935 0128 0065 92

OAK MEADOWS CONDOMINIUM
ASSN OF PENSACOLA INC [0623-08]
PO BOX 3223
PENSACOLA FL 32516

9171 9690 0935 0128 0065 61

OAK MEADOW CONDOMINIUM ASSN
OF PENSACOLA INC [0623-08]
PO BOX 3223
PENSACOLA FL 32516

9171 9690 0935 0128 0065 54

MARY K PAYNE [0623-08]
PO BOX 3223
PENSACOLA FL 32516

9171 9690 0935 0128 0065 47

ARTHUR PELLERIN [0623-08]
PO BOX 3223
PENSACOLA FL 32516

9171 9690 0935 0128 0065 30

OAK MEADOWS CONDOMINIUM
ASSN OF PENSACOLA INC [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

9171 9690 0935 0128 0065 23

OAK MEADOW CONDOMINIUM ASSN
OF PENSACOLA INC [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

9171 9690 0935 0128 0065 16

MARY K PAYNE [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

9171 9690 0935 0128 0065 09

ARTHUR PELLERIN [0623-08]
7225 W FAIRFIELD DR
PENSACOLA FL 32506

9171 9690 0935 0128 0064 93

Redeemed

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 04903, issued the 1st day of June, A.D., 2016 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By
Emily Hogg
Deputy Clerk

4WR5/3-5/24TD

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 2016-TD-04903 in the Escambia County Court was published in said newspaper in and was printed and released on May 3, 2023; May 10, 2023; May 17, 2023; and May 24, 2023.

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

X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 24th day of May, 2023, 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