



# 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

0424-36

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Oct 29, 2023
Property description	MAHONEY JOHN J JR 5113 OVERTON RD NASHVILLE, TN 37220-1920 UNKNOWN 10-3001-310 LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723	Certificate #	2017 / 5694
		Date certificate issued	06/01/2017

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
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)
# 2017/5694	06/01/2017	130.87	27.48	158.35
<b>→Part 2: Total*</b>				<b>158.35</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
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)
# 2023/5196	06/01/2023	65.98	6.25	4.95	77.18
# 2022/5019	06/01/2022	54.09	6.25	5.36	65.70
# 2021/4632	06/01/2021	64.26	6.25	24.10	94.61
<b>Part 3: Total*</b>					<b>237.49</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	395.84
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. <b>Total Paid (Lines 1-6)</b>	<b>791.63</b>

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: <u>Jennifer N. Cassidy</u> <small>Signature, Tax Collector or Designee</small>	<u>Escambia, Florida</u> Date <u>November 7th, 2023</u>
--	--

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

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2024</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

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

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

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

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

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

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

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

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

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

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

**Clerk of Court (complete Part 5)**

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

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

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300612

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
10-3001-310	2017/5694	06-01-2017	LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723

I agree to:

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

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

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

10-29-2023  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	083S321200100003	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	103001310	2023	\$500	\$0	\$500	\$500
<b>Owners:</b>	MAHONEY JOHN J JR	2022	\$500	\$0	\$500	\$500
<b>Mail:</b>	5113 OVERTON RD NASHVILLE, TN 37220-1920	2021	\$500	\$0	\$500	\$500
<b>Situs:</b>		<a href="#">Disclaimer</a>				
<b>Use Code:</b>	VACANT RESIDENTIAL 🔍	<a href="#">Tax Estimator</a>				
<b>Taxing Authority:</b>	COUNTY MSTU	<a href="#">File for New Homestead Exemption Online</a>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<a href="#">Report Storm Damage</a>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
09/1983	1824	723	\$5,800	WD		<a href="#">Legal Description</a> LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723
03/1981	1520	692	\$1,500,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						<a href="#">Extra Features</a> None

Parcel Information
[Launch Interactive Map](#)

**Section Map Id:**  
08-35-32-2

**Approx. Acreage:**  
0.3198

**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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 05694**, 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 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

**SECTION 08, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 103001310 (0424-36)**

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

**JOHN J MAHONEY JR**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of **April**, which is the **3rd** day of **April 2024**.

Dated this 14th day of November 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-3001-310 CERTIFICATE #: 2017-5694

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

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

BY

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

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

January 10, 2024

Tax Account #: **10-3001-310**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN J MAHONEY JR**  
**By Virtue of Warranty Deed recorded 10/18/1983 in OR 1824/723**
  
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. **Lien in favor of Perdido Bay Country Club Estates Conservation Association recorded 03/15/2004 -- OR 5363/1428**
  - b. **Judgment in favor of Escambia County recorded 01/08/2007 – OR 6064/653**
  
4. Taxes:

**Taxes for the year(s) 2016-2022 are delinquent.**  
**Tax Account #: 10-3001-310**  
**Assessed Value: \$500.00**  
**Exemptions: NONE**
  
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION UNITS 5 & 6 INC. AND PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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



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

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** APR 3, 2024

**TAX ACCOUNT #:** 10-3001-310

**CERTIFICATE #:** 2017-5694

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

JOHN J MAHONEY JR  
5113 OVERTON RD  
NASHVILLE, TN 37220-1920

JOHN J MAHONEY JR  
15 WEST FERRY COURT N.E  
ATLANTA, GA 30319

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

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

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

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

Certified and delivered to Escambia County Tax Collector, this 10<sup>th</sup> day of January, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

**PROPERTY INFORMATION REPORT**

**January 10, 2024**

**Tax Account #:10-3001-310**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

**SECTION 08, TOWNSHIP 3 S, RANGE 32 W**

**TAX ACCOUNT NUMBER 10-3001-310(0424-36)**

**ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.**

50  
29.25  
34.25

WARRANTY DEED

Made this 9th day of September, 19 83, between EQUITABLE BANK, N.A., a National banking association, hereinafter called "Grantor," and John J. Mahoney, Jr.

hereinafter called "Grantee," whose mailing address is 15 West Ferry Court, N.E., Atlanta, GA 30319;

WITNESSETH:

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

Lot(s) 10, Block 3, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 5, as recorded in Plat Book 8, Page 71, of the Public Records of Escambia County, Florida.

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

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

244198

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

By: H. J. Mahoney President

(Corporate Seal)

THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA

Attest: Bessie Lucas Secretary

OCT 13 1 42 11 '83

STATE OF MARYLAND COUNTY OF BALTIMORE CITY

I HEREBY CERTIFY, that on this 10th day of September, 19 83, before me personally appeared H. Grant Hornsby as the President and Bessie B. Lucas as the Secretary of Equitable Bank, N.A., a National banking association, to me known to be the persons who signed the foregoing instrument as such officers, and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, that they affixed thereto the seal of said association, and that the said instrument is the act and deed of said association.

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

Samuel B. Smith  
NOTARY PUBLIC, State of MARYLAND

My Commission Expires: 7-1-86

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE OCT 1983 29.25

OR BK 5363 PG1428  
Escambia County, Florida  
INSTRUMENT 2004-216531

RCD Mar 15, 2004 11:43 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-216531

Return to:

Lisa S. Minshew, Esq.  
433 East Government Street  
Pensacola, Florida 32502

This Instrument Prepared by:

Lisa S. Minshew, Esq.  
433 East Government Street  
Pensacola, Florida 32502  
(850) 434-6859  
FBN: 618322

Space Above This Line for Recording

Prop I. D. # 083S321200010003

**CLAIM OF LIEN**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared ALBERT C. GRAF, who was duly sworn and says that he is the agent of the lienor, **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC.** ("Association"), whose address is 4400 Mobile Highway, Pensacola, Florida 32506, and that in accordance with the By Laws of the Association, the Association has provided maintenance and other services for the following described real property located in Escambia County, Florida:

Lot 10 Blk 3 Perdido Bay Country Club Estates Unit 5 PB 8 P 71 OR  
1824 P 723

upon which the Association asserts this lien. The property is owned by John J. Mahoney, Jr. There remains unpaid to the Association, assessments of **\$100.00**, representing the principal amount that was due on the following dates: April 8, 2003; This lien secures these amounts, as well as any amounts and assessments that may accrue in the future.

**PERDIDO BAY COUNTRY CLUB ESTATES  
CONSERVATION ASSOCIATION, INC.**

BY: *Albert C. Graf*  
ALBERT C. GRAF, PRESIDENT

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2004, by Albert C. Graf, as the President of **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC.** and who is personally known to me, and that the information set forth therein is true and correct to the best of his knowledge and belief.

*Annie E. Kuhl*  
Notary Public, State of Florida



Em

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
STATE OF FLORIDA,  
PLAINTIFF,  
v. CASE No. 06-4291A  
Div J  
JOHNNY MAHONEY,  
DEFENDANT.

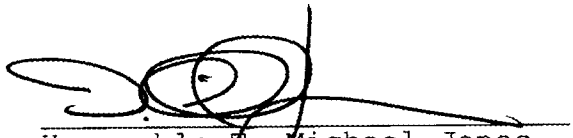
JUDGMENT

It is hereby ORDERED AND ADJUDGED that a civil judgment be entered  
in favor of:

Ernie Lee Magaha, Clerk of Court, in the amount of \$443.00 which  
represents court costs imposed.

The Defendant is responsible for said sum(s) and for such  
Judgment let execution issue.

DONE AND ORDERED in Chambers in Pensacola, Escambia County,  
Florida, this 4<sup>th</sup> day of January, 2007.

  
\_\_\_\_\_  
Honorable T. Michael Jones  
Circuit Judge

cc:

- ✓ Assistant State Attorney
- ✓ Assistant Public Defender
- ~~Clerk of Circuit Court~~

1/8/07  
wp

Case: 2006 CF 004291 A



00009243698

Dkt: CF618 Pg#:

FILED & RECORDED  
2007 JAN -5 P 3:13  
ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05694 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:

JOHN J MAHONEY JR      PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, UNITS 5 & 6, INC  
5113 OVERTON RD      433 E GOVERNMENT ST  
NASHVILLE, TN 37220-1920      PENSACOLA, FL 32502

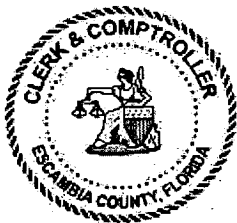
PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC      JOHN J MAHONEY JR  
P O BOX 16231      15 WEST FERRY COURT NE  
PENSACOLA, FL 32507      ATLANTA, GA 30319

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

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

ESCAMBIA COUNTY / STATE OF FLORIDA  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 3, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05694, 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 10-BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103001310 (0424-36)

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

JOHN J MAHONEY JR

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

JOHN J MAHONEY JR [0424-36]  
5113 OVERTON RD  
NASHVILLE, TN 37220-1920

PERDIDO BAY COUNTRY CLUB ESTATES  
CONSERVATION ASSOCIATION, UNITS 5  
& 6, INC [0424-36]  
433 E GOVERNMENT ST  
PENSACOLA, FL 32502

9171 9690 0935 0127 2281 93

*✓ delivered*

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-36]  
P O BOX 16231  
PENSACOLA, FL 32507

9171 9690 0935 0127 2281 86

JOHN J MAHONEY JR [0424-36]  
15 WEST FERRY COURT NE  
ATLANTA, GA 30319

9171 9690 0935 0127 2281 79

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-36]  
5210 PALE MOON DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 2281 62

PERDIDO BAY COUNTRY CLUB  
ESTATES CONSERVATION  
ASSOCIATION INC [0424-36]  
4400 MOBILE HWY  
PENSACOLA, FL 32506

9171 9690 0935 0127 2281 55

9171 9690 0935 0127 2281 48

ESCAMBIA COUNTY / STATE OF  
FLORIDA [0424-36]  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502



Tracking Number:

**9171969009350127228193**

Remove :

 Copy  Add to Informed Delivery

### Latest Update

Your item was picked up at the post office at 8:47 am on February 28, 2024 in NASHVILLE, TN 37204.

Get More Out of USPS Tracking:

 USPS Tracking Plus<sup>®</sup>

### Delivered

**Delivered, Individual Picked Up at Post Office**

NASHVILLE, TN 37204

February 28, 2024, 8:47 am

[See All Tracking History](#)

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

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Text & Email Updates 

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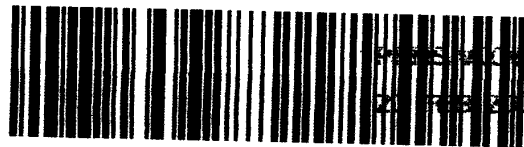
Return Receipt Electronic 

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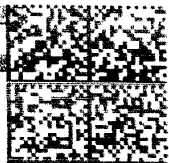
USPS Tracking Plus<sup>®</sup> 

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**CERTIFIED MAIL™**



PENSACOLA FL 32502  
20 FEB 2024 PM 1



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quadiant

FIRST-CLASS MAIL  
IMI

**\$007.36**

02/23/2024 ZIP 32502  
043M31219251

US POSTAGE

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

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT

2024 FEB 23 5 - 11 PM EST

PENSACOLA COUNTY

*Ank*

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-36]  
5210 PALE MOON DR  
PENSACOLA, FL 32507

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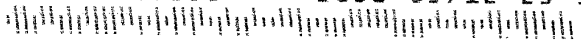
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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BC: 32502583335

\*2638-05712-23-38

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**CERTIFIED MAIL™**

Cle

22-02-1824-20-22  
BCI: 22507-623131

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-36]  
P O BOX 16231  
PENSACOLA, FL 32507

27 MAR 25 PM 3:31  
PERDIDO BAY COUNTRY CLUB



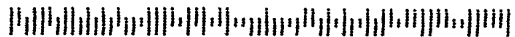
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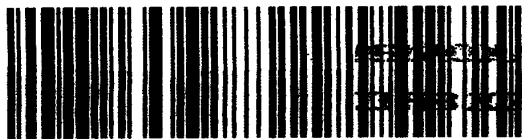
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02/23/2024 ZIP 32502  
043M31219251

US POSTAGE

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**CERTIFIED MAIL™**



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FIRST-CLASS MAIL  
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**\$007.36<sup>0</sup>**

02/23/2024 ZIP 32502  
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**US POSTAGE**

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

PAV CHILDERS  
CLERK & COMPTROLLER  
FILED  
2024 MAR 25 P 2:31  
PENSACOLA COUNTY, FL

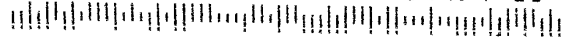
PERDIDO BAY COUNTRY CLUB  
ESTATES CONSERVATION  
ASSOCIATION INC [0424-36]  
4400 MOBILE HWY  
PENSACOLA, FL 32506

NIXIE 322 DE 1 0003/23/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
02506 2421000 33

BC: 32502583335 \*2638-04474-23-38



# THE SUMMATION WEEKLY

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

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05694, 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 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723

SECTION 08, TOWNSHIP 3 S, RANGE 32 W  
TAX ACCOUNT NUMBER 103001310 (0424-36)

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

JOHN J MAHONEY JR

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-05694** in the Escambia County Court was published in said newspaper in and was printed and released on **March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.**

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

X

Malcolm Ballinger  
MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

X

Brooklyn Faith Coates  
, NOTARY PUBLIC



Brooklyn Faith Coates  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024

**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 # 005694 of 2017 Date 4/3/2024**  
**Name KIRAN GURUNG**

**Cash Summary**

Cash Deposit	\$200.00
Total Check	\$1,353.00
Grand Total	\$1,553.00

Purchase Price (high bid amount)	\$1,500.00	Total Check	\$1,353.00
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$10.50	Adv Doc. Stamps	\$10.50
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,410.57	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	\$1,366.17	Registry of Court	\$1,366.17
Purchase Price (high bid)	\$1,500.00		
-Registry of Court	\$1,366.17	Overbid Amount	\$89.43
-advance recording (for mail certificate)	\$18.50		
-postage	\$44.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$89.43		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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 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**

**Case # 2017 TD 005694**  
**Sold Date 4/3/2024**  
**Name KIRAN GURUNG**

RegistryOfCourtT = TAXDEED	\$1,366.17
overbidamount = TAXDEED	\$89.43
PostageT = TD2	\$44.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$10.50
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 005694	
11/14/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023083759	
11/14/2023	TD83	TAX COLLECTOR CERTIFICATION	
11/14/2023	TD84	PA'S INFO	
11/16/2023	TD84	NOTICE OF TDA	
1/26/2024	TD82	PROPERTY INFORMATION REPORT	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133306) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
3/8/2024	CheckMailed	CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK	
3/14/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
4/1/2024	TD84	PROOF OF PUBLICATION	

**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
11/14/2023 12:16:50 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
11/14/2023 12:16:52 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
11/14/2023 12:16:51 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
11/14/2023 12:16:49 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
11/14/2023 12:16:53 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

**RECEIPTS**

ReceiptDate	ReceiptNumber	Received from	payment_amt	applied_amt	refunded_amt
11/14/2023 12:19:28 PM	2023083759	MB INVESTMENT TRUST FBO MARIA BAYLISS	456.00	456.00	0.00

		Total	456.00	456.00	0.00
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**REGISTRY**

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:25 AM	Check (outgoing)	101874392	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
11/14/2023 12:19:28 PM	Deposit	101843635	MB INVESTMENT TRUST FBO MARIA BAYLISS		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			11,600.00		-11,280.00	



\*\* Doc 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 00569	083S3									\$10.50	\$1,353.00	05694	investment	15150 Blanco Roa
04/03/2024	2017 TD 00253	142S3									\$51.10	\$7,028.60	02531	JEFFREY P BURE	2716 Woodman Lc
04/03/2024	2017 TD 00225	092S3									\$67.90	\$9,325.40	02257	Roman Vashurin	6123 Chablis Ln P

Case Number: 2017 TD 005694

Result Date: 04/03/2024

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

TOTALS: Items Count: 3 Balance: \$17,450.00 Clerk Fees: \$0.00 Rec Fees: \$127.50 Doc Stamps: \$129.50 Total Due: \$17,707.00

79451

Kiran Gurung

\$1,500.00

Deposit  
\$200.00

## My linda Johnson (COC)

---

**From:** Kiran Gurung <kirangrg@gmail.com>  
**Sent:** Wednesday, April 3, 2024 3:15 PM  
**To:** My linda Johnson (COC)  
**Subject:** [EXTERNAL]Re: Name on Title

**WARNING!** This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Good afternoon ma'am,  
Kiran Gurung  
15150 Blanco Rd, Apt 17323  
San Antonio, TX 78232

Thank you very much.

Sent from my iPhone

On Apr 3, 2024, at 10:44 AM, My linda Johnson (COC) <MJOHNSON@escambiaclerk.com> wrote:

Please provide the name and address you would like printed on the Tax Deeds. For future sales, please update your title information on your bidder account.

Have a great day.

My linda

<image001.jpg>

**My linda Johnson**  
Operations Supervisor  
850-595-4813  
[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**  
Escambia County Clerk of the Circuit  
**Court & Comptroller**  
221 Palafox Place Ste 110, Pensacola, FL 32502  
[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

*Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.*

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024026678 4/10/2024 12:43 PM  
OFF REC BK: 9129 PG: 1849 Doc Type: COM  
Recording \$18.50

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

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

**CERTIFICATE # 05694 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:

JOHN J MAHONEY JR      PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, UNITS 5 & 6, INC  
5113 OVERTON RD      433 E GOVERNMENT ST  
NASHVILLE, TN 37220-1920      PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC      JOHN J MAHONEY JR  
P O BOX 16231      15 WEST FERRY COURT NE  
PENSACOLA, FL 32507      ATLANTA, GA 30319

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

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

ESCAMBIA COUNTY / STATE OF FLORIDA  
190 GOVERNMENTAL CENTER  
PENSACOLA FL 32502

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# THE SUMMATION WEEKLY

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

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05694, 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 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723

SECTION 08, TOWNSHIP 3 S, RANGE 32 W TAX ACCOUNT NUMBER 103001310 (0424-38)

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

JOHN J MAHONEY JR

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-05694 in the Escambia County Court was published in said newspaper in and was printed and released on ~~March 5, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.~~

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

X

Malcolm Ballinger  
MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23<sup>rd</sup> day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

Brooklyn Faith Costes  
, NOTARY PUBLIC



Brooklyn Faith Costes  
Notary Public  
State of Florida  
Comm# HH053675  
Expires 10/14/2024

Tax deed file number 0424-36

Parcel ID number 083S321200100003

**TAX DEED**

Escambia County, Florida

for official use only

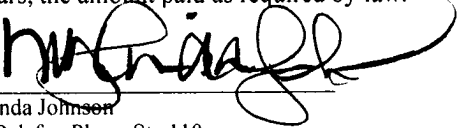
Tax Certificate numbered 05694 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **Kiran Gurung**, 15150 Blanco Road APT 17323 San Antonio TX 78232, 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 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723 SECTION 08, TOWNSHIP 3 S, RANGE 32 W**

**\*\* Property previously assessed to: JOHN J MAHONEY JR**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of ( \$1,500.00) ONE THOUSAND FIVE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

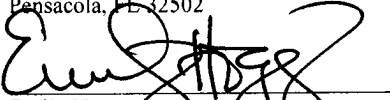


Mylinda Johnson  
221 Palafox Place, Ste 110  
Pensacola, FL 32502



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

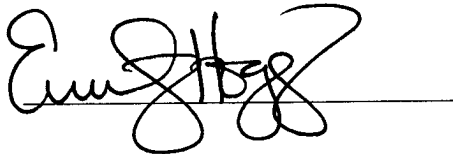




Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

On this 3<sup>rd</sup> 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

JOHN J MAHONEY JR  
15 WEST FERRY COURT NE  
ATLANTA, GA 30319

Tax Deed File # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

**LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$32.35** (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 12th 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 0581 71



# 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

JOHN J MAHONEY JR  
5113 OVERTON RD  
NASHVILLE, TN 37220-1920

Tax Deed File # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

**LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$32.35** (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.

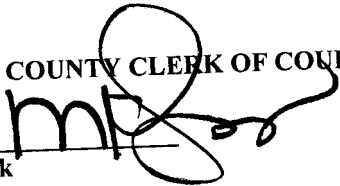
**THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.**

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 12th 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 0581 64



# 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 CONSERVATION ASSOCIATION INC  
4400 MOBILE HWY  
PENSACOLA, FL 32506

Tax Deed File # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

**LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

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ESCAMBIA COUNTY CLERK OF COURT

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Deputy Clerk

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9171 9690 0935 0128 0581 57





# 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 CONSERVATION ASSOCIATION, UNITS 5 & 6, INC  
433 E GOVERNMENT ST  
PENSACOLA, FL 32502

Tax Deed File # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

**LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

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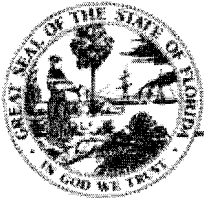


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 0581 40



# 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 # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

**LOT 10 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1824 P 723**

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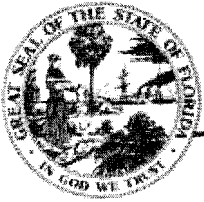


ESCAMBIA COUNTY CLERK OF COURT

By: \_\_\_\_\_  
Deputy Clerk

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

9171 9690 0935 0128 0581 33



# 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 # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

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ESCAMBIA COUNTY CLERK OF COURT

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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

ESCAMBIA COUNTY / STATE OF FLORIDA

against JOHNNY MAHONEY - case file shows name as JOHNNY GODFREY MAHONEY, does not appear to be same person as owner  
2006 CF 004291 A

Tax Deed File # 0424-36  
Certificate # 05694 of 2017  
Account # 103001310

Property legal description:

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Dated this 12th 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

Tax Certificate # 2017 TD 005694  
 Account # 103001310  
 Property Owner John J Mahoney Jr  
 Property Address NO address  
 SOLD TO: Kiran Guring \$1,500.00  
 Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 39.00 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 12.68 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 1,359.92 ✓		\$
Refund High Bidder unused sheriff fees	\$ 120.00 ✓		\$
Additional taxes	\$ 0 ✓		\$ 76.75
Postage final notices	\$ 44.40	→	\$ 32.35
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

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

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

Lien Information:

<input checked="" type="checkbox"/>		Due \$
<input checked="" type="checkbox"/>		Paid \$
<input checked="" type="checkbox"/>	CRIMINAL	Due \$
<input checked="" type="checkbox"/>	6064/453	Paid \$
<input checked="" type="checkbox"/>		Due \$
<input checked="" type="checkbox"/>		Paid \$
<input checked="" type="checkbox"/>		Due \$
<input type="checkbox"/>		Paid \$
<input type="checkbox"/>		Due \$
<input type="checkbox"/>		Paid \$
<input type="checkbox"/>		Due \$
<input type="checkbox"/>		Paid \$
<input type="checkbox"/>		Due \$
<input type="checkbox"/>		Paid \$

Notes: OWNER: JOHN J. MAHONEY JR

CRIMINAL LIEN AGAINST:

JOHNNY GODFREY MAHONEY

DO NOT BELIEVE ONE & SAME PERSON

17/05694

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

January 10, 2024

Tax Account #: **10-3001-310**

1. The Grantee(s) of the last deed(s) of record is/are: **JOHN J MAHONEY JR**  
**By Virtue of Warranty Deed recorded 10/18/1983 in OR 1824/723**
  
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. **Lien in favor of Perdido Bay Country Club Estates Conservation Association recorded 03/15/2004 -- OR 5363/1428**
  - b. **Judgment in favor of Escambia County recorded 01/08/2007 – OR 6064/653**
  
4. Taxes:

**Taxes for the year(s) 2016-2022 are delinquent.**  
**Tax Account #: 10-3001-310**  
**Assessed Value: \$500.00**  
**Exemptions: NONE**
  
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION UNITS 5 & 6 INC. AND PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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

Em

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA  
STATE OF FLORIDA,  
PLAINTIFF,

v.

CASE No. 06-4291A

Div J

JOHNNY MAHONEY,  
DEFENDANT.

CASE FILE  
"JOHNNY GODFREY  
MAHONEY"


JUDGMENT

It is hereby ORDERED AND ADJUDGED that a civil judgment be entered  
in favor of:

Ernie Lee Magaha, Clerk of Court, in the amount of \$443.00 which  
represents court costs imposed.

The Defendant is responsible for said sum(s) and for such  
Judgment let execution issue.

DONE AND ORDERED in Chambers in Pensacola, Escambia County,  
Florida, this 4<sup>th</sup> day of January, 2007.

  
Honorable T. Michael Jones  
Circuit Judge

cc:

- ✓ Assistant State Attorney
- ✓ Assistant Public Defender
- ~~Clerk of Circuit Court~~

1/8/07  
WR

Case: 2006 CF 004291 A



00009243698

Dkt: CF618 Pg#:

ERNEE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2007 JAN -5 P 3:13  
RECORDS & RECORDS DIVISION

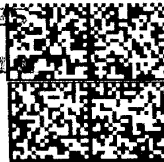
**CERTIFIED MAIL™**

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



9171 9690 0935 0128 0581 57

PENSACOLA FL 32502  
APR 16 2024 PM 1:00



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FIRST-CLASS MAIL  
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**\$007.36<sup>0</sup>**  
04/16/2024 ZIP 32502  
043M31219251

US POSTAGE

**NOTICE OF SURPLUS FUNDS FROM TAX DEED SA**

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

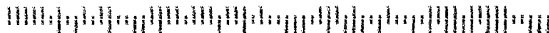
Tax Deed File # 0424-36

32502583335  
APR 16 2024 PM 1:00

NIXIE 322 FE 1 0005/12/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335 \*1087-02609-29-18





**CERTIFIED MAIL™**

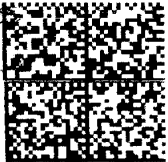
**Pam Childers**

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



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PENSACOLA FL 32502  
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04/16/2024 ZIP 32502  
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**US POSTAGE**

CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
2024 MAY 24  
ESCROW/RECORDS SECTION

*ANK*

**NOTICE OF SURPLUS FUNDS FROM TAX DEED**

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWN  
5210 PALE MOON DR  
PENSACOLA, FL 32507

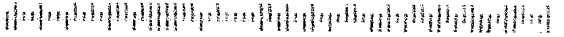
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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

T. D. ... #0404 26

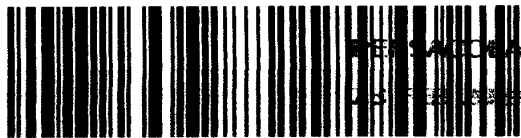
ANK  
32502-5833  
32507-071910

BC: 32502583335 \*2638-05730-16-39

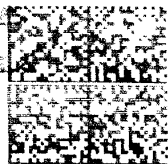


**CERTIFIED MAIL™**

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



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02/23/2024 ZIP 32502  
043M31219251

US POSTAGE

*CLEAR*  
*2024 JUL 31 A 11:22*  
*FL*

*FWD*

JOHN J MAHONEY JR [0424-36]  
15 WEST FERRY COURT NE  
ATLANTA, GA 30319

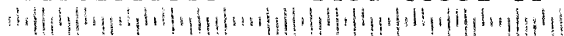
NIXIE 330 FE 1 0005/23/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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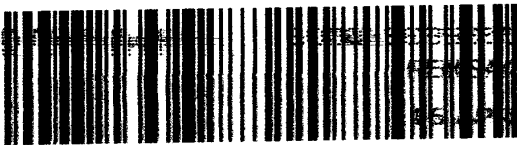
BC: 32502583335 \*2638-03331-23-39



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**Pam Childers**

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

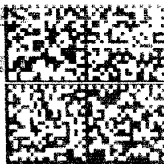


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05/16/2024

PENSACOLA FL 32502

05/16/2024 PM 1:00



quadrant

FIRST-CLASS MAIL  
IMI

\$007.36<sup>9</sup>

04/16/2024 ZIP 32502  
043M31219251

US POSTAGE

**NOTICE OF SURPLUS FUNDS FROM TAX DEL**

JOHN J MAHONEY JR  
15 WEST FERRY COURT NE  
ATLANTA, GA 30319

Tax Deed File # 0424-36

*Handwritten mark: a large 'D' with a diagonal slash through it.*

UNABLE TO FORWARD FOR RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
NIXIE 295 AA 1 IN 00000711/24  
UNABLE TO FORWARD FOR RETURN TO SENDER  
\*0420\*\*  
RE: 30319-430515 DU \*12638101041-16-42

30319-430515

FRANCIS BEEB  
CLERK

2025 MAY 31 A 3:58

WEMA COUNTY,

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS, FOLDED AT DOTTED LINE