



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

0724-05

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Jan 30, 2024
Property description	PONCAR RUDOLPH 4916 MOBILE HWY PENSACOLA, FL 32506 UNKNOWN 10-3002-453 LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11 (Full legal attached.)	Certificate #	2017 / 5710
		Date certificate issued	06/01/2017

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2017/5710	06/01/2017	130.87	33.37	164.24
# 2020/5946	06/01/2020	91.82	26.17	117.99
# 2019/5518	06/01/2019	103.42	29.47	132.89
# 2018/5749	06/01/2018	117.03	33.35	150.38
→ Part 2: Total*				565.50

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/5203	06/01/2023	72.16	6.25	3.61	82.02
# 2022/5027	06/01/2022	54.09	6.25	16.23	76.57
# 2021/4640	06/01/2021	70.73	6.25	21.22	98.20
Part 3: Total*					256.79

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)	822.29
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	21.23
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)	1,218.52

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: Jennifer N. Cassidy Escambia, Florida
Signature, Tax Collector or Designee Date March 12th, 2024

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

+ \$25.00

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>07/10/2024</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.

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S
R 32 W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400006

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
10-3002-453	2017/5710	06-01-2017	LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

I agree to:

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

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

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

01-30-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information Parcel ID: 0835321301270003 Account: 103002453 Owners: PONCAR RUDOLPH Mail: 4916 MOBILE HWY PENSACOLA, FL 32506 Situs: Use Code: WASTE LAND Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$500</td> <td>\$0</td> <td>\$500</td> <td>\$500</td> </tr> <tr> <td>2022</td> <td>\$500</td> <td>\$0</td> <td>\$500</td> <td>\$500</td> </tr> <tr> <td>2021</td> <td>\$500</td> <td>\$0</td> <td>\$500</td> <td>\$500</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">File for Exemption(s) Online</p> <p align="center">Report Storm Damage</p>		Year	Land	Imprv	Total	Cap Val	2023	\$500	\$0	\$500	\$500	2022	\$500	\$0	\$500	\$500	2021	\$500	\$0	\$500	\$500
Year	Land	Imprv	Total	Cap Val																			
2023	\$500	\$0	\$500	\$500																			
2022	\$500	\$0	\$500	\$500																			
2021	\$500	\$0	\$500	\$500																			

Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>11/1983</td> <td>1840</td> <td>681</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/1983</td> <td>1748</td> <td>990</td> <td>\$4,700</td> <td>WD</td> <td></td> </tr> <tr> <td>03/1981</td> <td>1520</td> <td>692</td> <td>\$1,500,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <small>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</small>		Sale Date	Book	Page	Value	Type	Official Records (New Window)	11/1983	1840	681	\$100	QC		03/1983	1748	990	\$4,700	WD		03/1981	1520	692	\$1,500,000	WD		2023 Certified Exemptions None Legal Description LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R... Extra Features None	
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03/1981	1520	692	\$1,500,000	WD																							

Parcel Information Section Map Id: 12-3S-32-1 Approx. Acreage: 0.2447 Zoned: LDR LDR LDR Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data		Search Interactive Map 	
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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: 03/18/2024 (tc.1545)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 05710**, 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 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002453 (0724-05)

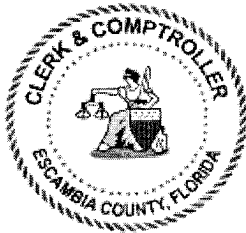
The assessment of the said property under the said certificate issued was in the name of

RUDOLPH PONCAR

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 July, which is the **10th day of July 2024**.

Dated this 18th day of March 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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-3002-453 CERTIFICATE #: 2017-5710

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 27, 2004 to and including March 27, 2024 Abstractor: Stacie Wright

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

April 10, 2024

Tax Account #: **10-3002-453**

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

By Virtue of Warranty Deed recorded 4/6/1983 in OR 1748/990 and by Quit Claim Deed recorded 11/23/1983 in OR 1840/681

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. **MSBU Lien in favor of State of FL / Escambia County recorded 10/6/1998 OR 4319/1533**
- b. **MSBU Lien in favor of State of FL / Escambia County recorded 9/3/1999 OR 4463/1762**
- c. **Lien in favor of Perdido Bay Country Club Estates Conservation Association, Inc. recorded 3/15/2004 OR 5363/1396**

4. Taxes:

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

Tax Account #: 10-3002-453

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: JUNE 5, 2024
TAX ACCOUNT #: 10-3002-453
CERTIFICATE #: 2017-5710

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.

RUDOLPH PONCAR
4916 MOBILE HWY
PENSACOLA, FL 32506

RUDOLPH PONCAR
1559 SEVERN LANE
WICKLIFFE, OH 44092

RUDOLPH PONCAR
5056 SHOSHONE DR
PENSACOLA, FL 32507

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 10th day of April, 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

April 10, 2024

Tax Account #:10-3002-453

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR
1840 P 681 SEC 8/11/12 T 3S R 32 W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-453(0724-05)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.

WARRANTY DEED

Made this 10th day of March, 1983, between EQUITABLE BANK, N.A., a National Banking Association, hereinafter called "Grantor," and Rudolph Poncar and Florence M. Poncar, Joint Tenancy with Right of Survivorship hereinafter called "Grantee," whose mailing address is 1559 Severn Lane, Wickliffe, Ohio 44092;

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

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

By: H. G. Harnway
President
Attest: Bernard L. Lucas
Secretary

(Corporate Seal)

STATE OF Maryland
COUNTY OF Baltimore
City

I HEREBY CERTIFY, that on this 10th day of March, 1983, before me personally appeared H. G. Harnway as the President and Bernard L. Lucas as the Secretary of Equitable Bank, N.A., a National Banking Association, to me known to be the persons who signed the foregoing instrument as such officers, and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, that they affixed thereto the seal of said association, and that the said instrument is the act and deed of said association.

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

202197

FILED IN
PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLA.

APR 6 4 34 PM '83

NOTARY PUBLIC

Louise B. Smith
NOTARY PUBLIC, State of Maryland
My Commission Expires: 7-1-84

ESCAMBIA
COUNTY

STATE OF FLORIDA
DOCUMENTARY
DEPT OF REVENUE
STAMP
PR APR 7 1983
23.40

QUIT-CLAIM 0129

This Quit-Claim Deed, Executed this 5th day of November A D 1983 by

Florence M Poncar, a divorced woman,
first party, to

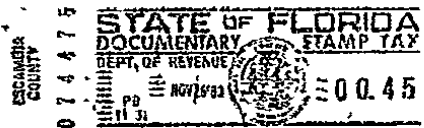
Rudolph Poncar, a divorced man,
whose postoffice address is 5056 Shoshone Drive, Pensacola, Florida 32507

second party

(Wherever word is in the terms "first party" and "second party" shall include singular and plural, legal representatives and assigns of individual and the successors and assigns of corporations wherever the context so admits or requires.)

Witnesseth, That the said first party for and in consideration of the sum of \$1.00 and other valuable in hand paid by the said second party the receipt whereof is hereby acknowledged, does hereby grant, sell, lease and quit claim unto the said second party forever all the right title interest, claim and demand which the said first party has in and to the following described lot piece or parcel of land situate lying and being in the County of Escambia State of Florida to wit

Lot 27, Block 3, in PERDIDO BAY COUNTRY CLUB ESTATES,
UNIT 6, as recorded in Plat Book 8, Page 84-C of the
Public Records of Escambia County, Florida



FILED & RECORDED
IN THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. 83
NOV 23 4 50 PM '83
RECEIVED
NOTARY PUBLIC
FLORENCE M. PONCAR

252600

To Have and to Hold the same together with all and singular the appurtenances therunto belonging or in anywise appertaining and all the estate right title interest lien equity and claim whatsoever of the said first party either in law or equity to the only proper use benefit and behoof of the said second party forever

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed sealed and delivered in presence of

Marie B. Schuster

Florence M. Poncar
Florence M. Poncar

Carol A. Price

STATE OF KENTUCKY OHIO
COUNTY OF Cuyahoga

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Florence M. Poncar
to me known to be the person described to and who executed the foregoing instrument and she acknowledged before me that she is of the age

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of Nov A D 1983.

Linda A. Weiler
Notary Public

My Commission Expires,
LINDA A. WEILER
Notary Public, State of Ohio, Exp. 12/1/84

This instrument prepared by Stephen L Walker of Smith, Sauer & Vehn, P.A.
Address P. O. Box 12446, Pensacola, Florida 32582-2446

OR BK 4319 PG1533
Escambia County, Florida
INSTRUMENT 98-537127

RCD Oct 06, 1998 03:54 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-537127

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PONCAR RUDOLPH
5056 SHOSHONE DR
PENSACOLA FL 32507

ACCT.NO. 10 3002 453 000

AMOUNT \$7.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LOT 27 BLK 3
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681
SEC 8/11/12 T 3S R 32 W

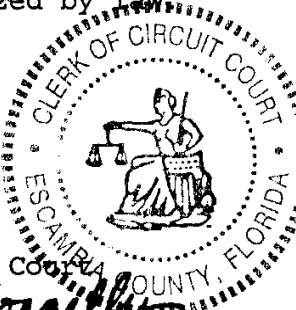
PROP.NO. 08 3S 32 1301 027 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

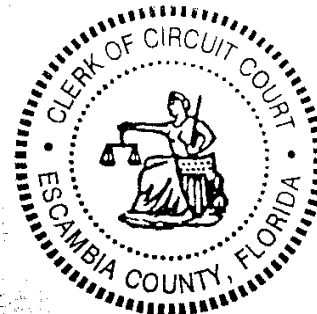
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Ernie Lee Magaha
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director



DR BK 4463 PG1762
Escambia County, Florida
INSTRUMENT 99-656558

RCD Sep 03, 1999 08:11 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-656558

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: PONCAR RUDOLPH
5056 SHOSHONE DR
PENSACOLA FL 32507

ACCT.NO. 10 3002 453 000

AMOUNT \$9.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LOT 27 BLK 3
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 027 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Guinevere B. Donnelly*
Deputy Clerk

OR BK 5363 PG1396
Escambia County, Florida
INSTRUMENT 2004-216499

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

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-216499

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. # 083S321301027003

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 27 Blk 3 Perdido Bay Country Club Estates Unit 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T3S R32W

upon which the Association asserts this lien. The property is owned by **Rudolph Poncar**. There remains unpaid to the Association, assessments of **\$200.00**, representing the principal amount that was due on the following dates: April 8, 2002 and 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.**

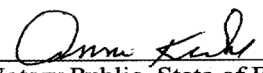
BY:


ALBERT C. GRAF, PRESIDENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2 day of March, 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.




Notary Public, State of Florida

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05710 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 23, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RUDOLPH PONCAR RUDOLPH PONCAR
4916 MOBILE HWY 1559 SEVERN LANE
PENSACOLA, FL 32506 WICKLIFFE OH 44092

RUDOLPH PONCAR PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, UNITS 5 & 6, INC
5056 SHOSHONE DR 433 E GOVERNMENT ST
PENSACOLA FL 32507 PENSACOLA, FL 32502

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


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

PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION INC ESCAMBIA COUNTY / COUNTY ATTORNEY
4400 MOBILE HWY 221 PALAFOX PLACE STE 430
PENSACOLA, FL 32506 PENSACOLA FL 32502

WITNESS my official seal this 23th day of May 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 July 10, 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. 05710**, 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 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002453 (0724-05)

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

RUDOLPH PONCAR

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 **second** Wednesday in the month of July, which is the **10th** day of **July 2024**.

Dated this 20th day of May 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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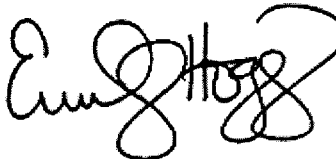
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Personal Services:

RUDOLPH PONCAR
4916 MOBILE HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE

ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

0724-05

Document Number: ECSO24CIV018698NON

Agency Number: 24-006481

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05710 20217

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RUDOLPH PONCAR

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 5/24/2024 at 9:10 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for RUDOLPH PONCAR , Writ was returned to court UNEXECUTED on 5/24/2024 for the following reason:

PER FRONT DESK AT GIVEN ADDRESS, ABOVE SUBJECT LEFT THE FACILITY BACK IN 2019. SUBJECT IS DECEASED. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Alie Duda 928
A. DUDA, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

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Personal Services:

RUDOLPH PONCAR
4916 MOBILE HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

2024 MAY 21 PM 3:13
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

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Personal Services:

RUDOLPH PONCAR
4916 MOBILE HWY
PENSACOLA, FL 32506

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RUDOLPH PONCAR [0724-05]
4916 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1806 68

5/28/24 DELIVERED ✓
4/17/24 - RETURNED w/ "RETURN
TO
SENDER"

RUDOLPH PONCAR [0724-05]
5056 SHOSHONE DR
PENSACOLA FL 32507

9171 9690 0935 0127 1806 44

6/11/24 - RETURNED
"UNCLAIMED"

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0724-05]
P O BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 1806 20

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0724-05]
4400 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1806 06

RUDOLPH PONCAR [0724-05]
1559 SEVERN LANE
WICKLIFFE OH 44092

9171 9690 0935 0127 1806 51

4.12.24. Still "in
TRANSIT"

PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, UNITS 5
& 6, INC [0724-05]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 1806 37

5/30/24 DELIVERED ✓

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0724-05]
5210 PALE MOON DR
PENSACOLA, FL 32507

9171 9690 0935 0127 1806 13

4/13/24. RETURNED. ATF

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0724-05]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 1805 90

31219251

My Services

Profile Print Guide Export

- Equipment
- Reports
- Tracking
- Supplies

Home > Tracking > Status History

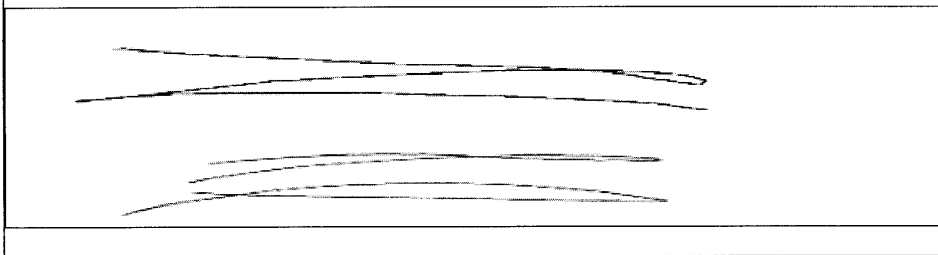
072405

Status History ?

Tracking Number Information

Meter:	31219251	Mailing Date:	05/24/24 12:08 PM
Tracking Number:	9171969009350127180668	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32506
Service:	ERR	City:	PENSACOLA
Value	\$0.640	State:	FL

[Proof of Delivery](#)



Status Details

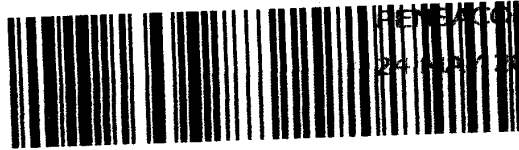
▼ Status Date

Status

Tue, 05/28/24, 01:34:00 PM	OK : Delivered
Sat, 05/25/24, 11:03:00 AM	Delayed: Business Closed
Sat, 05/25/24, 05:10:00 AM	Processed (processing scan)

CERTIFIED MAIL™

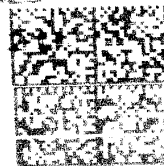
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0127 1806 13

PENSACOLA FL 325

24 MAY 2024PM



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

35431 001 210 32502
04163108061

US POSTAGE

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0724-05]
5210 PALE MOON DR
PENSACOLA, FL 32507

ANK

NIXIE

322 FE 1

0005/31/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502583355

*2738-00272-24-36

32502-00272-24-36

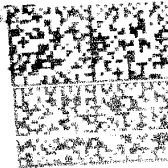
CERTIFIED MAIL™

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



9171 9690 0935 0127 1806 68

PENSACOLA FL 32502
24 MAY 2024 PM



quadiant
FIRST-CLASS MAIL
IMI
\$007.36
9171 9690 0935 0127 1806 68

US POSTAGE

RTS

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502
A 10:20
RUDOLPH PONCAR [0724-05]
4916 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1806 68

05/24/24
PENSACOLA FL 32502
24 MAY 2024 PM
9171 9690 0935 0127 1806 68

CERTIFIED MAIL™

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



9171 9690 0935 0127 1806 44

PENSACOLA FL 325

24 JUN 2024 PM 1



quadiënt

FIRST-CLASS MAIL
IMI

\$007.36

05/24/2024 ZIP 32502
043M31218751

JS POSTAGE

60-51-41000-8620 * 05560520525 108

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05560520525 108
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72/51/0000

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31X1H

RUDOLPH PONCAR [0724-05]
5056 SHOSHONE DR
PENSACOLA FL 32507

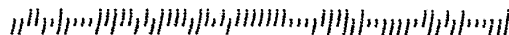
Handwritten: FN 5-23

ESCAMENTA, J.M.F.

2024 JUN 21 A 11:10

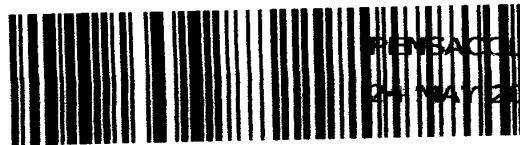
FILED
PENSACOLA
CLERK OF CIRCUIT COURT

32507-870856



CERTIFIED MAIL™

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



PENSACOLA FL 325
24 MAY 2024 PM

9171 9690 0935 0127 1806 06



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

05/01/2024 24 37502
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT
JUN 28 AM 11:11
PENSACOLA COUNTY

O PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0724-05]
4400 MOBILE HWY
PENSACOLA, FL 32506

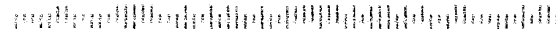
NIXIE 322 DE 1 0006/25/24

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

NSS

BC: 32502583335 *2738-00224-24-36

02506-424106
3250258333



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

CERTIFIED MAIL

TAX DEED SEARCH RESULTS

10-3002-453

Tax Deed Clerk File No.: 0174-05

Tax Certificate No.: 2017 TD 05710

Titleholder: RUDDOLPH PONCAR (89) ☒ Individual
☐ Company

Address from certification: 4916 MOBILE HWY. 32506

Same as deed? ☐ Yes ☒ No. If no, address(es) on deed: 1559 SEVERN LN-

Deed OR Book 1748 Page 990 (1983) WICKLIFFE OH 44092

Alternate addresses:

• Address: 5056 SHOSHONE DR. Address: _____
32507

Source: DEED. 1983 Source: _____
(1840/681)

Date Searched

Initials

Escambia Property Appraiser's records	_____	_____	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	_____	_____	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	_____	_____	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	_____	_____	<input checked="" type="checkbox"/> no new address
Florida corporate record's search	_____	_____	<input checked="" type="checkbox"/> no new address
Escambia Official Records search	_____	_____	<input checked="" type="checkbox"/> no new address
Escambia court records search	_____	_____	<input checked="" type="checkbox"/> no new address
Google search	_____	_____	<input checked="" type="checkbox"/> no new address

Additional notes:

* DECEASED 2009?

NO ADDITIONAL INFO FOUND



Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948
(Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 07-10-2024 – TAX CERTIFICATE #'S 05710

in the CIRCUIT Court

was published in said newspaper in the issues of

JUNE 06, 13, 20, 27, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

Digitally signed by Michael P Driver
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P Driver
Date: 2024.06.27 10:51:39 -05'00'

PUBLISHER

Sworn to and subscribed before me this 27TH day of JUNE
A.D., 2024

Digitally signed by Heather Tuttle
DN: c=US, o=The Escambia Sun Press LLC,
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle
Date: 2024.06.27 11:00:48 -05'00'

**PAULA D. TURNER
NOTARY PUBLIC**



Paula D. Turner
Notary Public, State of Florida
My Comm. Expires August 24, 2024
Commission No. HH 14760

NOTICE OF APPLICATION FOR TAX DEED

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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 second Wednesday in the month of July, which is the 10th day of July 2024.

Dated this 23rd day of May 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
(SEAL)
By: Emily Hogg
Deputy Clerk

oaw-4w-06-06-13-20-27-2024

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



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

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

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

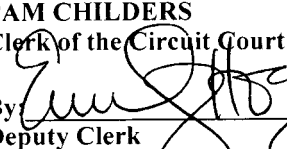
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 High Bid Tax Deed Sale**

**Cert # 005710 of 2017 Date 7/10/2024
 Name GEORGIOS KAFANTARIS**

Cash Summary

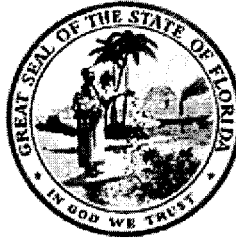
Cash Deposit	\$200.00
Total Check	\$3,064.90
Grand Total	\$3,264.90

Purchase Price (high bid amount)	\$3,200.00	Total Check	\$3,064.90
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$22.40	Adv Doc. Stamps	\$22.40
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,909.43	Postage	\$59.20
		Researcher Copies	\$0.00
- postage	\$59.20		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,850.23	Registry of Court	\$1,850.23
Purchase Price (high bid)	\$3,200.00		
-Registry of Court	\$1,850.23	Overbid Amount	\$1,290.57
-advance recording (for mail certificate)	\$18.50		
-postage	\$59.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$1,290.57		

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

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


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

Case # 2017 TD 005710

Sold Date 7/10/2024

Name GEORGIOS KAFANTARIS

RegistryOfCourtT = TAXDEED	\$1,850.23
overbidamount = TAXDEED	\$1,290.57
PostageT = TD2	\$59.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$22.40
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 005710	
3/18/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024019279	
3/18/2024	TD83	TAX COLLECTOR CERTIFICATION	
3/18/2024	TD84	PA'S INFO	
3/18/2024	TD84	NOTICE OF TDA	
4/22/2024	TD82	PROPERTY INFORMATION REPORT	
5/23/2024	TD81	CERTIFICATE OF MAILING	
6/3/2024	TD84	SHERIFF'S RETURN OF SERVICE	
6/7/2024	CheckVoided	CHECK (CHECKID 135118) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORRY FIELD RD PENSACOLA, FL 32507	
6/7/2024	CheckMailed	CHECK PRINTED: CHECK # 900037247 - - REGISTRY CHECK	
6/13/2024	TD84	TRACKING CERTIFIED MAIL / RETURN MAIL	
6/13/2024	TD84	ADDITIONAL RESEARCH	
6/14/2024	CheckMailed	CHECK PRINTED: CHECK # 900037278 - - REGISTRY CHECK	
6/28/2024	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
3/18/2024 9:57:31 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00

3/18/2024 9:57:32 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
3/18/2024 9:57:31 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
3/18/2024 9:57:31 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
3/18/2024 9:57:32 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
3/18/2024 10:05:59 AM	2024019279	MB INVESTMENT TRUST FBO MARIA BAYLISS	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
6/14/2024 12:35:08 PM	Check (outgoing)	101901728	ESCAMBIA COUNTY SHERIFF'S OFFICE	1700 W LEONARD ST	40.00	900037278 CLEARED ON 6/14/2024
6/7/2024 12:41:43 PM	Check (outgoing)	101899974	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900037247 CLEARED ON 6/7/2024
3/18/2024 10:05:59 AM	Deposit	101876881	MB INVESTMENT TRUST FBO MARIA BAYLISS		320.00	Deposit
Deposited			Used		Balance	
320.00			1,640.00		-1,320.00	

* Doc stamps for tax deed auctions are due in conjunction with the final payment due at 11:00 AM CT on 1

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	
07/10/2024	<u>2017 TD 00571</u>	083S3	Edit Name on Title								.00	\$22.40	\$3,064.90
07/10/2024	<u>2017 TD 00054</u>	111S3	Name on Title Custom Fields Style								.00	\$209.30	\$28,656.80

Case Number: 2017 TD 005710
Result Date: 07/10/2024

Title Information:

Name: Georgios kafantaris

Address1: 9583 Scottsdale Dr

Address2:

City: Broadview Hts

State: OH

Zip: 44147

Cancel Update

79838

Georgios Kafantaris

\$ 3,200.00

Deposit
\$200.00

Tax Certificate #		2017 TD 005710	
Account #		103002453	
Property Owner		Rudolph Poncar	
Property Address		NO Address	
SOLD TO:			
Georgios Kafantaris		\$3,200.00	
		Amt Available to Disburse \$	

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 50.90✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 36.86✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 25.00✓		\$
Certificate holder/taxes & app fees	\$ 1825.23✓		\$
Refund High Bidder unused sheriff fees	\$ 80.00✓		\$ 1,253.71
Additional taxes	\$ /		\$
Postage final notices	\$ 57.40		\$
MSBU LIENS	\$ 76.73	→	\$ 1119.58
	\$		\$
	\$		\$
	\$		\$
	\$		\$
BALANCE IN TAX DEEDS SHOULD MATCH BALANCE IN BENCHMARK!!!!!!!!!!!!!!			

<u>Post sale process:</u> 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	<u>Lien Information:</u> <div style="display: flex; align-items: center;"> <input checked="" type="checkbox"/> <div style="margin-left: 10px;"> MSBU LIEN 4319/1533 Due \$ 37.72 Paid \$ 37.72 </div> </div> <div style="display: flex; align-items: center;"> <input checked="" type="checkbox"/> <div style="margin-left: 10px;"> MSBU LIEN 4463/1762 Due \$ 39.01 Paid \$ 39.01 </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div> <div style="display: flex; align-items: center;"> <input type="checkbox"/> <div style="margin-left: 10px;"> Due \$ Paid \$ </div> </div>
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Notes:	
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OR BK 4319 PG1533
Escambia County, Florida
INSTRUMENT 98-537127

RCD Oct 06, 1998 03:54 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-537127

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PONCAR RUDOLPH
5056 SHOSHONE DR
PENSACOLA FL 32507

ACCT.NO. 10 3002 453 000

AMOUNT \$7.72

837.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LOT 27 BLK 3
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681
SEC 8/11/12 T 3S R 32 W

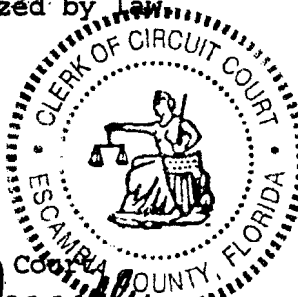
PROP.NO. 08 3S 32 1301 027 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

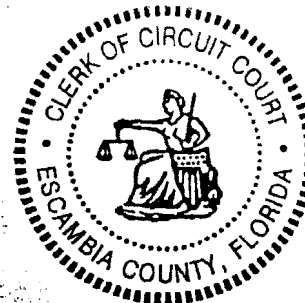
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court
Deputy Clerk



Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director



OR BK 4463 PG1762
Escambia County, Florida
INSTRUMENT 99-656558

RCD Sep 03, 1999 08:11 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-656558

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: PONCAR RUDOLPH
5056 SHOSHONE DR
PENSACOLA FL 32507

ACCT.NO. 10 3002 453 000

AMOUNT \$9.01

39.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LOT 27 BLK 3
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 027 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court
Wanda M. McBearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Ernie Lee Magaha*
Deputy Clerk



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

RUDOLPH PONCAR
1559 SEVERN LANE
WICKLIFFE OH 44092

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **July 10, 2024**, and a surplus of **\$1,119.58** (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 17th day of July 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 0291 19

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

RUDOLPH PONCAR
4916 MOBILE HWY
PENSACOLA, FL 32506

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 35 R 32 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **July 10, 2024**, and a surplus of **\$1,119.58** (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.

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Dated this 17th day of July 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 0290 65

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

RUDOLPH PONCAR
5056 SHOSHONE DR
PENSACOLA FL 32507

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

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Dated this 17th day of July 2024.



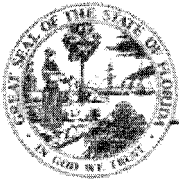
ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0290 72

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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 # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 35 R 32 W

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Dated this 17th day of July 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 0290 96

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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 # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

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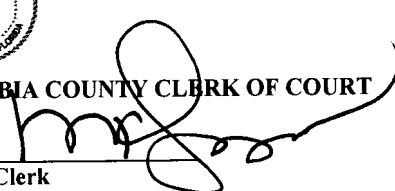
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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 17th day of July 2024.



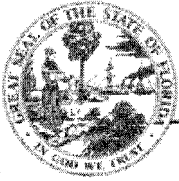
ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0290 89

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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 # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **July 10, 2024**, and a surplus of **\$1,119.58** (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.

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Dated this 17th day of July 2024.



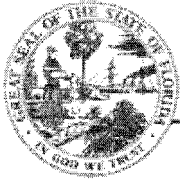
ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0291 26

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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 # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **July 10, 2024**, and a surplus of **\$1,119.58** (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.

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Dated this 17th day of July 2024.



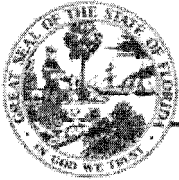
ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0291 02

7/16/2024



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

ESCAMBIA COUNTY / OFFICIAL RECORDS
MSBU LIEN

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 35 R 32 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **July 10, 2024**, and a surplus of **\$1,119.58** (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.

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Dated this 17th day of July 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

7/16/2024

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05710 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 23, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RUDOLPH PONCAR RUDOLPH PONCAR
4916 MOBILE HWY 1559 SEVERN LANE
PENSACOLA, FL 32506 WICKLIFFE OH 44092

RUDOLPH PONCAR PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, UNITS 5 & 6, INC
5056 SHOSHONE DR 433 E GOVERNMENT ST
PENSACOLA FL 32507 PENSACOLA, FL 32502

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

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

PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION INC ESCAMBIA COUNTY / COUNTY ATTORNEY
4400 MOBILE HWY 221 PALAFOX PLACE STE 430
PENSACOLA, FL 32506 PENSACOLA FL 32502

WITNESS my official seal this 23th day of May 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



Escambia
Sun Press
 PUBLISHED WEEKLY SINCE 1948
 (Warrington) Pensacola, Escambia County, Florida

STATE OF FLORIDA
 County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE - 07-10-2024 - TAX CERTIFICATE #'S 05710

in the CIRCUIT Court
 was published in said newspaper in the issues of

JUNE 06, 13, 20, 27, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, 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 in the said newspaper.

Digitally signed by Michael P Driver
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C00001896CD579360064AAE, cn=Michael P Driver
 Date: 2024.06.27 10:51:39 -0500

PUBLISHER

Sworn to and subscribed before me this 27TH day of JUNE
 A.D., 2024

Digitally signed by Heather Tuttle
 DN: c=US, o=The Escambia Sun Press LLC,
 dnQualifier=A01410C00001896CD579360064AAE, cn=Heather Tuttle
 Date: 2024.06.27 11:00:48 -0500

PAULA D. TURNER
NOTARY PUBLIC



Paula D. Turner
 Notary Public, State of Florida
 My Comm. Expires August 24, 2024
 Commission No. HH 14760

**NOTICE OF APPLICATION FOR
 TAX DEED**

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05710, 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 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002453 (0724-05)

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

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 second Wednesday in the month of July, which is the 10th day of July 2024.

Dated this 23rd day of May 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
 (SEAL)
 By: Emily Hogg
 Deputy Clerk

oaw-4w-06-06-13-20-27-2024

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024054493 7/17/2024 11:52 AM
OFF REC BK: 9176 PG: 261 Doc Type: TXD
Recording \$10.00 Deed Stamps \$22.40

Tax deed file number 0724-05

Parcel ID number 083S321301270003

TAX DEED

Escambia County, Florida

for official use only

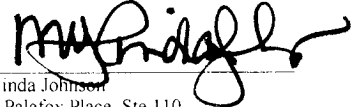
Tax Certificate numbered 05710 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 10th day of July 2024, the land was offered for sale. It was sold to **Georgios Kafantaris**, 9583 Scottsdale Dr Broadview Hts OH 44147, who was the highest bidder and has paid the sum of the bid as required by law.

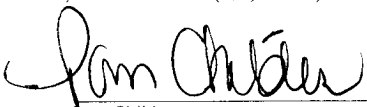
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

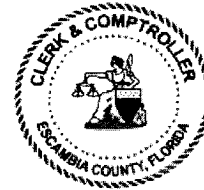
Description of lands: LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

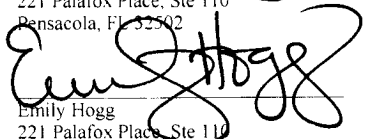
**** Property previously assessed to: RUDOLPH PONCAR**

On 10th day of July 2024, in Escambia County, Florida, for the sum of (\$3,200.00) THREE THOUSAND TWO HUNDRED AND 00/100 Dollars, the amount paid as required by law.


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

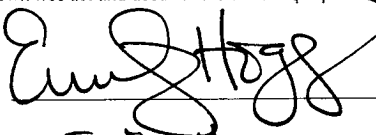

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

On this 10th day of July, 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 ~~purpose~~ therein mentioned.

Witness my hand and office seal date aforesaid


Emily Hogg



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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024055859 7/23/2024 9:54 AM
OFF REC BK: 9178 PG: 1274 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 083S321301027003

The lien dated 9/4/1998, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against RUDOLPH PONCAR, recorded in Official Records Book 4319 at Page 1533, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.

SEAL



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

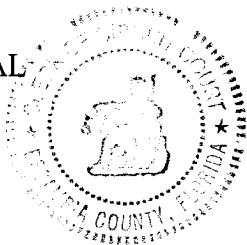
By: 
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23RD day of JULY, A.D. 2024.

SEAL



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024055860 7/23/2024 9:54 AM
OFF REC BK: 9178 PG: 1275 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

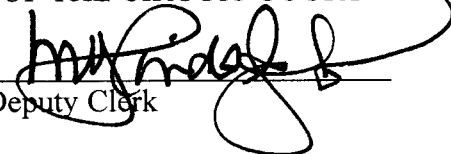
Property Reference No. 083S321301027003

The lien dated 5/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against RUDOLPH PONCAR, recorded in Official Records Book 4463 at Page 1762, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



STATE OF FLORIDA
COUNTY OF ESCAMBIA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT

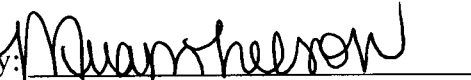
By: 
Deputy Clerk

Before the undersigned Deputy Clerk, personally appeared MYLINDA JOHNSON, who is personally known to me and known to me to be the individual described by said name who executed the foregoing cancellation as Deputy Clerk to Pam Childers, Clerk of the Circuit Court of Escambia County, Florida, and acknowledged before me that he/she executed the same for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 23RD day of JULY, A.D. 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

OR BK 4319 PG1533
Escambia County, Florida
INSTRUMENT 98-537127

RCD Oct 06, 1998 03:54 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-537127

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: PONCAR RUDOLPH
5056 SHOSHONE DR
PENSACOLA FL 32507

ACCT.NO. 10 3002 453 000

AMOUNT \$7.72

37.72

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

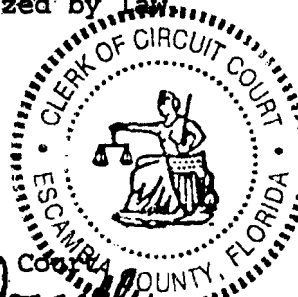
LOT 27 BLK 3
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 027 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$7.72. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

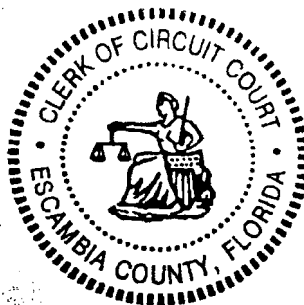
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998



Ernie Lee Magaha
Clerk of the Circuit Court
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director



DS710

OR BK 4463 PG1762
Escambia County, Florida
INSTRUMENT 99-656558

RCD Sep 03, 1999 08:11 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-656558

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: PONCAR RUDOLPH
5056 SHOSHONE DR
PENSACOLA FL 32507

ACCT.NO. 10 3002 453 000

AMOUNT \$9.01

39.01

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LOT 27 BLK 3
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1748 P 990 OR 1840 P 681
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 027 003

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$9.01. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: Guaragane B. Donnelly
deputy clerk

05710

CERTIFIED MAIL™

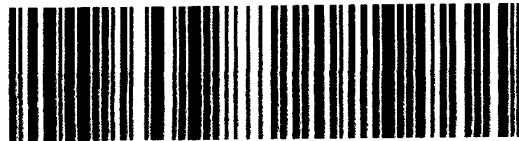
Pam Childers

Clerk of the Circuit Court & Compt

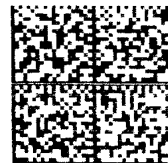
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0128 0291 26



quadiant

FIRST-CLASS MAIL

IMI

\$008.16⁰

07/17/2024 ZIP 32502
043M31219251

US POSTAGE

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

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

NIXIE

322 DE 1

0007/22/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

*2087-10622-17-44

32502583335 ANK

CERTIFIED MAIL™

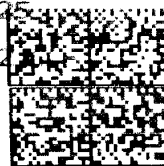
Pam Childers
Clerk of the Circuit Court & Comp
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 0290 72

PENSACOLA FL 325

07 JUL 2024 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$008.16

07/17/2024 ZIP 32502
043M31219251

US POSTAGE

RUDOLPH PONCAR
5056 SHOSHONE DR
PENSACOLA FL 32507

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

ANK

32507-870000

ANK

NIXIE

322 FE 1

2024 JUL 26 P 12:07

0007/22/24

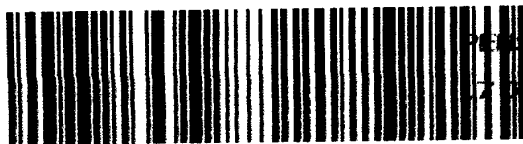
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335 *2738-02786-17-38



CERTIFIED MAIL™

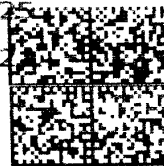
Pam Childers
Clerk of the Circuit Court & Com
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 0291 19

PENSACOLA FL 325

17 JUL 2024 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

07/17/2024 ZIP 32502
043M31219251

US POSTAGE

UTP

RUDOLPH PONCAR
1559 SEVERN LANE
WICKLIFFE OH 44092

Tax Deed File # 0724-05
Certificate # 05710 of 2017
Account # 103002453

1: 93270902276384

UTP

450082400040

NIXIE

441 FE 1

2024 JUL 32 A 10:55 0007/28/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502582799

*2738-02778-17-38

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

CERTIFIED MAIL™

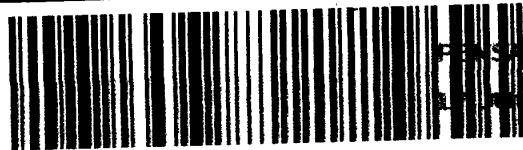
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

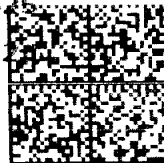
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

17 JUL 2024 PM



quadiant

FIRST-CLASS MAIL
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07/17/2024 ZIP 32502
043M31219251

US POSTAGE

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RS

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502

4 JUL 32 A 10:5
JAMES A. COUNTY, FL

RUDOLPH PONCAR
4916 MOBILE HWY
PENSACOLA, FL 32506

Tax Deed File # 0724-05
Certificate # 05710 of 2017

NIXIE

325 EE 1

0007/25/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

EC: 32502383385 #2738-02818-17-38

32510-32301

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

CERTIFIED MAIL™

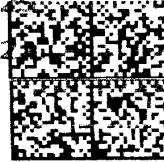
Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 325

12 JUL 2024 PM 2:24



quadiant

FIRST-CLASS MAIL
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07/17/2024 ZIP 32502
043M31219251

US POSTAGE

CHILDRS
COMPT
ED

P 12:31

COUNTY, FL

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

Tax Deed File # 0724-05
Certificate # 05710 of 2017

Account # 103002453

NIXIE

322 DE 1

0007/32/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*1087-00275-23-23

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

CERTIFIED MAIL™

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



9171 9690 0935 0127 1806 51

C7

MAY 29 2024



ESCROW COUNTY, FL

MAY 29 2024 11:06

PAM CHILDERS
CLERK OF CIRCUIT COURT
OFFICIAL RECORDS

304650451
US POSTAGE

VIF-17
5/29/24

RUDOLPH PONCAR [0724-05]
1559 SEVERN LANE
WICKLIFFE OH 44092

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UTF

NIXIE

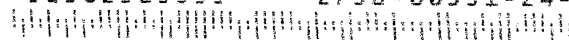
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0008/01/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

*2738-00331-24-36



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

LISA S. MINSHEW, P.A.
ATTORNEY AT LAW

Lisa S. Minshew
FL - 1986
CA - 1989
PA - 1985

433 EAST GOVERNMENT STREET
PENSACOLA, FL 32502

TELEPHONE (850) 434-6859
TELECOPIER (850) 434-5126
lminshew@lisaminshewlaw.com

September 26, 2024

Pam Childers
Clerk of the Circuit Court and Comptroller
Escambia County
221 Palafox Place
Suite 110
Pensacola, Florida 32502

Re: Perdido Bay Country Club Estates Conservation Association, Units 5&6, Inc. (Claimant)
Tax Deed Sale July 10, 2024
Surplus Funds Claims

Mrs. Childers,

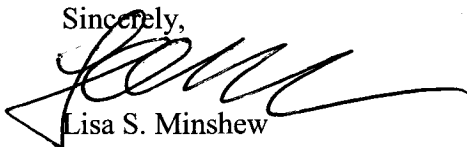
This firm represents Perdido Bay Country Club Estates Conservation Association, Units 5&6, Inc. ("PBCCEC5&6"). In addition, I am a Director and the Registered Agent for PBCCEC5&6. The PBCCEC5&6 home owner's association holds liens over the properties sold through tax deeds listed below by virtue of the Declaration of Covenants and Restrictions of the PBCCEC5&6, recorded in Book 659 at Page 567 recorded December 19, 1972, as amended, for unpaid annual dues/assessments.

Enclosed are five (5) Claims to Surplus Proceeds of a Tax Deed Sale with accompanying documentation for the following properties:

- (1) Lot 27 BLK 3 PBCCE Unit 6, Tax Deed Account 103002453 Certif #05710,
- (2) Lot 11 BLK 4 PBCCE Unit 6, Tax Deed Account 103002540 Certif #05714,
- (3) Lot 12 BLK 4 PBCCE Unit 6, Tax Deed Account 103002543 Certif #05715,
- (4) Lot 9 BLK 6 PBCCE Unit 6, Tax Deed Account 103002717 Certif #05719, and
- (5) Lot 18 BLK 9 PBCCE Unit 6, Tax Deed Account 103003025 Certif #05726.

If you need any further information or documentation, please let me know.

Sincerely,



Lisa S. Minshew

Enclosures

2024 SEP 30 2:11
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

CLAIM TO SURPLUS PROCEEDS OF A TAX DEED SALE

***Claims must be filed within 120 days of the date of the surplus notice or they are barred.

Complete and return to: Escambia Clerk of the Circuit Court, Tax Deed Division,
221 Palafox Place, Ste 110, Pensacola, Florida 32502

Tax Deed Account # 103002453 Certificate # 05710 of 20 17 Sale Date: 7-10-2024

Property Address: _____

Note: The Clerk of the Court must pay all valid liens before distributing surplus funds to a titleholder.

Claimant's Name: _____

Contact Name, if Applicable: _____

Address: _____

Telephone Number: _____

Email Address: _____

I am a (check one):

☐ Lienholder

☐ Titleholder

☒ Other

Select ONE:

☒ I claim surplus proceeds resulting from the above tax deed sale.

☐ I am NOT making a claim and waive any claim I might have to the surplus funds on this tax deed sale.

1. LIENHOLDER INFORMATION (Complete if claim is based on a lien against the sold property.)

Type of Lien: ☐ Mortgage; ☐ Court Judgment; ☐ Condo/HSA lien;

☐ Government lien; ☒ Other

Describe other: HOA Declaration of PCCR Book 659 PAGE 567 12/19/72 AS Amended

Recording Date: NA Book #: NA Page #: NA

Lien Amount: NA Amount Due: 2,100.00

Recording Date: NA Book #: NA Page #: NA

Lien Amount: NA Amount Due: NA

**Include additional sheet if needed: ☒

2. TITLEHOLDER INFORMATION (Complete if claim is based on title formerly held on sold property.)

Nature of Title: ☐ Deed; ☐ Court Judgment; ☐ Other, explain below

Recording Date: _____ Book #: _____ Page #: _____

Amount of surplus tax deed sale proceeds claimed: \$ _____

Does the titleholder claim the subject property was homestead property: _____

3. I request payment of any surplus funds due to me be mailed to:

433 E. Government Street Pensacola, FL 32502

4. I hereby swear or affirm that all of the above information is true and correct.

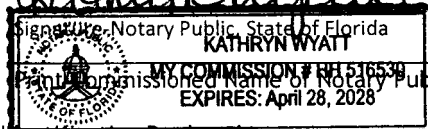
Signature of Claimant: _____

Print: LISA S. MINSHEW Attorney & Secretary of PBCCEC Units 5 & 6

STATE OF Florida

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
_____ online notarization, this 21st day of September, 2024, by LISA S. MINSHEW



Personally Known ☒ OR Produced Identification _____ Type of Identification Produced _____



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 # 0724-05
Certificate # 05710 of 2017
Account # 103002453

Property legal description:

LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 35 R 32 W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **July 10, 2024**, and a surplus of **\$1,119.58** (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 17th day of July 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 0290 89

7/16/2024

Recorded in Public Records 7/17/2024 11:52 AM OR Book 9176 Page 261,
Instrument #2024054493, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$22.40

DR-506 R 04/16
Rule 12D-16 002
Florida Administrative Code
Eff 04/16

Tax deed file number 0724-05

Parcel ID number 083S321301270003

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05710 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 10th day of July 2024, the land was offered for sale. It was sold to **Georgios Kafantaris**, 9583 Scottsdale Dr Broadview Hts OH 44147, who was the highest bidder and has paid the sum of the bid as required by law.

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

Description of lands: LOT 27 BLK 3 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 1748 P 990 OR 1840 P 681 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: RU DOI.PIH PONCAR**

On 10th day of July 2024, in Escambia County, Florida, for the sum of (\$3,200.00) THREE THOUSAND TWO HUNDRED AND 00/100 Dollars, the amount paid as required by law:

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

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



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

On this 10th day of July, 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
Emily Hogg



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

PBCCE Inc Units 5 & 6

C/O Lisa S. Minshew, PA
433 E Government St
Pensacola, FL 32502

Statement

Date
8/16/2024

To:
Randolph Poncar 1301-270-003 C/O Asbury Place 4916 Mobile Hwy Pensacola, FL 32506

				Amount Due	Amount Enc.	
				\$2,100.00		
Date	Transaction			Amount	Balance	
12/31/1999	Balance forward				0.00	
04/05/2002	INV #90.			100.00	100.00	
	--- Homeowner's Dues \$100.00					
04/08/2003	INV #226.			100.00	200.00	
	--- Homeowner's Dues \$100.00					
04/01/2004	INV #368.			100.00	300.00	
	--- Homeowner's Dues \$100.00					
03/29/2005	INV #495.			100.00	400.00	
	--- Homeowner's Dues \$100.00					
03/29/2006	INV #684.			100.00	500.00	
	--- Homeowner's Dues \$100.00					
03/07/2007	INV #923.			100.00	600.00	
	--- Homeowner's Dues \$100.00					
03/11/2008	INV #1026.			100.00	700.00	
	--- Homeowner's Dues \$100.00					
03/09/2009	INV #1249.			100.00	800.00	
	--- Homeowner's Dues \$100.00					
03/09/2010	INV #1339.			100.00	900.00	
	--- Homeowner's Dues \$100.00					
10/10/2011	INV #1562.			100.00	1,000.00	
	--- Homeowner's Dues \$100.00					
10/10/2012	INV #1716.			100.00	1,100.00	
	--- Homeowner's Dues \$100.00					
10/15/2013	INV #1870.			100.00	1,200.00	
	--- Homeowner's Dues \$100.00					
10/02/2014	INV #2024.			100.00	1,300.00	
	--- Homeowner's Dues \$100.00					
12/31/2015	INV #2178.			100.00	1,400.00	
	--- Homeowner's Dues \$100.00					
12/31/2016	INV #2334.			100.00	1,500.00	
	--- Homeowner's Dues \$100.00					
12/31/2017	INV #2509.			100.00	1,600.00	
	--- Homeowner's Dues \$100.00					
CURRENT		1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00		0.00	0.00	0.00	2,100.00	\$2,100.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

November 19, 2024

Perdido Bay Country Club Estates Cons Assoc
c/o Lisa S. Minshew PA
433 E. Government St.
Pensacola FL 32502

Re: Tax Certificates 2017/05714, 2017/05726, 2017/05710
And 2017/05715

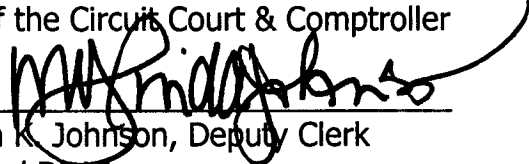
Dear Ms. Minshew,

Please find enclosed check # 900037910/900037911 in the amount of \$10,308.98.
This amount represents payment of the claim on behalf of Perdido Bay Country
Club Estates Conservation Association, for the surplus funds being held by the
Clerk's office as a result of the tax deed sale of the real property referenced below.

2017/05715 – Parcel 083S321301012004 - \$3,873.79
2017/05710 – Parcel 083S321301270003 - \$1,119.58
2017/05726 – Parcel 083S321301018009 - \$1,418.81
2017/05714 – Parcel 083S321301011004 - \$3,896.80

Total \$ 10,308.98

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By: 
Mylinda K. Johnson, Deputy Clerk
Tax Deed Division

/mkj
Enclosures