



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

0724-06

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	TUCKER LAMAR F & TUCKER EUNICE R 133 OAK HAVEN DR CANTON, GA 30115 UNKNOWN 10-3002-543 LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 (Full legal attached.)	Certificate #	2017 / 5715
		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)
# 2017/5715	06/01/2017	130.87	33.37	164.24
# 2021/4644	06/01/2021	71.54	20.39	91.93
# 2020/5951	06/01/2020	91.82	26.17	117.99
# 2019/5524	06/01/2019	103.42	29.47	132.89
# 2018/5756	06/01/2018	117.03	33.35	150.38
→Part 2: Total*				657.43

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)
# 2023/5209	06/01/2023	68.63	6.25	5.15	80.03
# 2022/5031	06/01/2022	54.09	6.25	16.23	76.57
Part 3: Total*					156.60

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)	814.03
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)	1,210.26

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

+ \$31.25

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 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/1 1/12 T 3S R 32 W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400008

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
10-3002-543	2017/5715	06-01-2017	LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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

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[Tangible Property Search](#)

[Sale List](#)

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◀ Nav. Mode Account Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	0835321301012004	Year	Land	Imprv	Total	Cap Val
Account:	103002543	2023	\$500	\$0	\$500	\$500
Owners:	TUCKER LAMAR F & TUCKER EUNICE R	2022	\$500	\$0	\$500	\$500
Mail:	133 OAK HAVEN DR CANTON, GA 30115	2021	\$500	\$0	\$500	\$500
Situs:		Disclaimer				
Use Code:	WASTE LAND 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for Exemption(s) Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
06/1983	2060	500	\$4,500	WD		Legal Description LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W
03/1981	1520	692	\$1,500,000	WD		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None

Section Map Id:
08-3S-32-2

Approx. Acreage:
0.2246

Zoned: 🔑
LDR
LDR
LDR

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

[Launch Interactive Map](#)

[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 (rc.1697)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST FBO MARIA BAYLISS** holder of **Tax Certificate No. 05715**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002543 (0724-06)

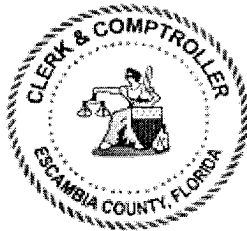
The assessment of the said property under the said certificate issued was in the name of

LAMAR F TUCKER and EUNICE R TUCKER

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 #: 10-3002-543 CERTIFICATE #: 2017-5715

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: April 8, 2004 to and including April 8, 2024 Abstractor: Vicki Campbell

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

April 10, 2024

Tax Account #: **10-3002-543**

1. The Grantee(s) of the last deed(s) of record is/are: **LAMAR F TUCKER AND EUNICE R TUCKER**
By Virtue of Warranty Deed recorded 5/9/1985 in OR 2060/500

ABTRACTOR'S NOTE: WE FIND NO PROOF OF DEATH FOR LAMAR F TUCKER AND EUNICE R TUCKER RECORDED IN ESCAMBIA COUNTY, FLORIDA.

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 Escambia County recorded 10/06/1998 – OR 4319/1554.**
 - b. **MSBU Lien in favor of Escambia County recorded 09/03/1999 – OR 4463/1782.**
 - c. **Claim of Lien in favor of PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC., recorded 03/15/2004 – OR 5363/1395.**

4. Taxes:

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

Tax Account #: 10-3002-543

Assessed Value: \$123,456.78

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: _____ **JULY 10, 2024**

TAX ACCOUNT #: _____ **10-3002-543**

CERTIFICATE #: _____ **2017-5715**

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. |

LAMAR F TUCKER AND
EUNICE R TUCKER
133 OAK HAVE DR
CANTON, GA 30115

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
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 #:10-3002-543

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC
8/11/12 T 3S R 32 W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-543(0724-06)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED AND WASTE LAND.

WARRANTY DEED

Made this 12 day of June, 1985, between EQUITABLE BANK, N.A., a National Banking Association, hereinafter called "Grantor," and Lamar E. Taylor and Patricia R. Tucker, Joint Tenants, 1911 21st St. N.W., Washington, D.C. 20036, hereinafter called "Grantee," whose mailing address is 350 Knollwood Terrace, Roswell, GA 30075

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) 12, Block 4, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 6, as recorded in Plat Book 6, 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. Grant Matheway, President

Attest: Barbara B. Lucas, Secretary

(Corporate Seal)

STATE OF Maryland, 9 2 01 1985
COUNTY OF City of Baltimore

I HEREBY CERTIFY, that on this 10th day of August, 1985, before me personally appeared H. Grant Matheway as the President and Barbara B. Lucas as the Secretary of Equitable Bank, N.A., a National Banking Association, to me known to be the persons who signed the foregoing instrument as such officers, and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, that they affixed thereto the seal of said association, and that the said instrument is the act and deed of said association.

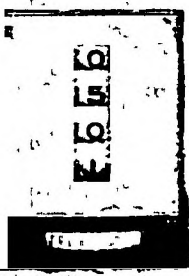
WITNESS my signature and official seal in the City of Baltimore, State of Maryland, the day and year last aforesaid.

Priscilla D. Garnin
NOTARY PUBLIC, State of Maryland

My Commission Expires July 1, 1986

DATE 8-12-85
JOS A. FLESCA, COMPTROLLER
BY: Maria Miller, P.C.
GEN. REG. 39-201028-27.01

50317 MV-3



OR BK 4319 PG1554
Escambia County, Florida
INSTRUMENT 98-537148

RCD Oct 06, 1998 04:01 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-537148

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: TUCKER LAMAR & EUNICE
350 KNOLLWOOD TERR
KOSWELL GA 30075

ACCT.NO. 10 3002 543 000
AMOUNT \$29.72

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 12 BLK 4
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1738 P 792
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 012 004

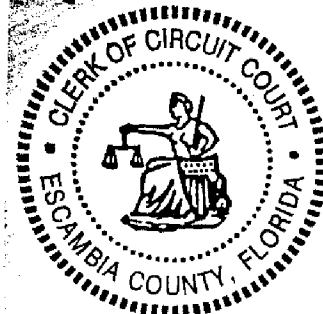
filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$29.72. Evidence of discharge and satisfaction of this lien can 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 fore-close 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
by: *Wanda M. MCBrearty*
Wanda M. MCBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
George B. Donnelly
Deputy Clerk



OR BK 4463 PG1782
Escambia County, Florida
INSTRUMENT 99-656578

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

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-656578

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: TUCKER LAMAR F &
TUCKER EUNICE R
350 KNOLLWOOD TER
ROSWELL GA 30075

ACCT.NO. 10 3002 543 000

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 12 BLK 4
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 2060 P 500
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 012 004

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

by: Marguerite B. Donnelly
Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court

Wanda M. McBrearty
Deputy Finance Director

OR BK 5363 PG1395
Escambia County, Florida
INSTRUMENT 2004-216498

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

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-216498

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. # 083S321301012004

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 12 Blk 4 Perdido Bay Country Club Estates Unit 6 PB 8 P 84C
OR 2060 P 500 SEC 8/11/12 T3S R32W

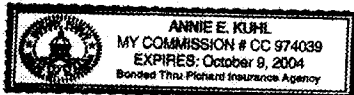
upon which the Association asserts this lien. The property is owned by Lamar F. & Eunice R. Tucker. There remains unpaid to the Association, assessments of **\$200.00**, representing the principal amount that was due on the following dates: April 8, 2002 and April 8, 2003; This lien secures these amounts, 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
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.



Annie E. Kuhl
Notary Public, State of Florida

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05715 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:

LAMAR F TUCKER EUNICE R TUCKER
133 OAK HAVEN DR 133 OAK HAVEN DR
CANTON, GA 30115 CANTON, GA 30115

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

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
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. 05715**, issued the **1st** day of **June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002543 (0724-06)

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

LAMAR F TUCKER and EUNICE R TUCKER

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

LAMAR F TUCKER [0724-06]
133 OAK HAVEN DR
CANTON, GA 30115

EUNICE R TUCKER [0724-06]
133 OAK HAVEN DR
CANTON, GA 30115

9171 9690 0935 0127 1805 83

4/12/24 "RETURN NOTICE
GENERATED"

9171 9690 0935 0127 1804 84

4/12/24
"RETURN NOTICE
GENERATED"

PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, UNITS 5
& 6, INC [0724-06]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0724-06]
P O BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 1804 91

Delivered 5/1/24

9171 9690 0935 0127 1805 07

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0724-06]
5210 PALE MOON DR
PENSACOLA FL 32507

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0724-06]
4400 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1805 14

4/3/24 - RETURNED. UTF

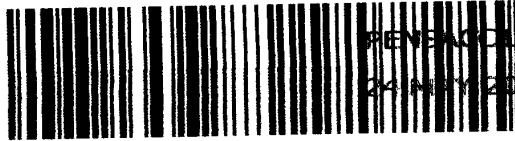
9171 9690 0935 0127 1805 21

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0724-06]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

9171 9690 0935 0127 1805 38

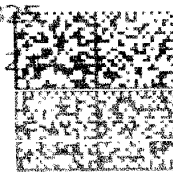
CERTIFIED MAIL™

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



9171 9690 0935 0127 1805 14

PENSACOLA FL 325
24 MAY 2024 PM 2:17



quadiant
FIRST-CLASS MAIL
IM1
\$007.36
05/24/2024 2:18:32 PM
2424577 0004

US POSTAGE

2024
10/3

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0724-06]
5210 PALE MOON DR
PENSACOLA FL 32507

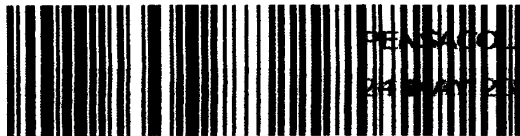
ANK

NIXIE 022 FE 1 0005/31/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 32502583335 *2738-00395-24-B6

ANK
05/24/2024 2:18:32 PM

CERTIFIED MAIL™

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



PENSACOLA FL 325

24 JUN 2024 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

05/24/2024 ZIP 32502
043M31219251

9171 9690 0935 0127 1805 21

US POSTAGE

2024 JUN 28 AM 10:02
PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0724-06]
4400 MOBILE HWY
PENSACOLA, FL 32506

NIXIE 322 DE 1 0006/20/24

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

N55

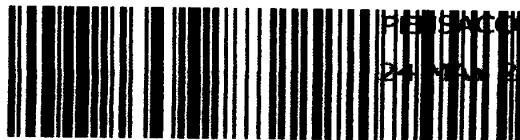
BC: 32502583335 *2087-05995-24-38

3250258333
02506-421000

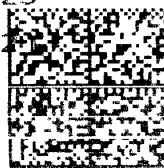


CERTIFIED MAIL™

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 2



quadiant
FIRST-CLASS MAIL
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\$007.36⁰
05/24/2024 2:19:32 PM
343M31719251

US POSTAGE

9171 9690 0935 0127 1805 83

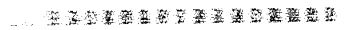
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07-23-24 BY 60322 UCBAW/STP/STP

5.28.24 DC

LAMAR F TUCKER [0724-06]
133 OAK HAVEN DR
CANTON, GA 30115

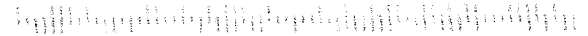
NIXIE 331 DC 1 0007/19/24

RETURN TO SENDER
IF ADDRESSEE IS UNABLE TO FORWARD



ENC
00044000

DC: 32502300000 *N700-00100-24-00

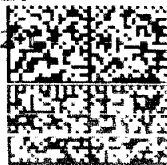


CERTIFIED MAIL™

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 2:24



quadrant
FIRST-CLASS MAIL
IMI
\$007.36⁰
05/24/2024 2:24 PM
046M1372102

US POSTAGE

9171 9690 0935 0127 1804 84

PAM CHILDERS
CLERK & COMPTROLLER
FILED

JUL 23 A 10:45

WALTON COUNTY, FL

2024
EUNICE R TUCKER [0724-06]
133 OAK HAVEN DR
CANTON, GA 30115

5-28-24 DC

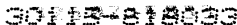
REXIE 332 DC 1 0007/19/24

RETURN TO SENDER
OR
UNABLE TO FORWARD



ENC

BC: 3250269333 *2730-08202-24-36



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

TAX DEED SEARCH RESULTS

10-3002-543

Tax Deed Clerk File No.: 0724.06

Tax Certificate No.: 2017 TD 05115

Individual

Titleholder: LAMAR F. & EUNICE R. TICKER Company

Address from certification: 133 DAK HAVEN DR, CANTON GA 30115

Same as deed? Yes No. If no, address(es) on deed: 350 KNOXWOOD,

Deed OR Book 2000 Page 500 (1983) KOSWEI GA 30075

Alternate addresses:

• Address: _____

• Address: _____

Source: _____

Source: _____

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:

(85) LAMAR POSSIBLY DECEASED 2000
- 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 05715

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 10:51:14 -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 11:01:41 -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

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05715, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002543 (0724-06)

The assessment of the said property under the said certificate issued was in the name of LAMAR F TUCKER and EUNICE R TUCKER

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.

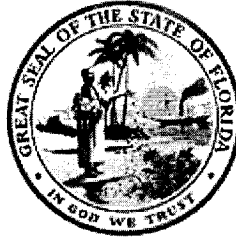
Dated this 23rd day of May 2024.

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

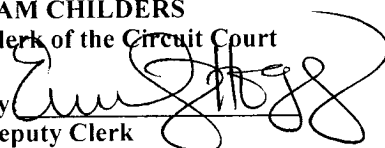
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
High Bid Tax Deed Sale

Cash Summary

Cert # 005715 of 2017 Date 7/10/2024
Name GEORGIOS KAFANTARIS

Cash Deposit	\$300.00
Total Check	\$5,784.50
Grand Total	\$6,084.50

Purchase Price (high bid amount)	\$6,000.00	Total Check	\$5,784.50
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$42.00	Adv Doc. Stamps	\$42.00
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,899.27	Postage	\$51.80
		Researcher Copies	\$0.00
- postage	\$51.80		
- Researcher Copies	\$0.00	Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
=Registry of Court	\$1,847.47	Clerk's Prep Fee	\$14.00
Purchase Price (high bid)	\$6,000.00	Registry of Court	\$1,847.47
-Registry of Court	\$1,847.47	Overbid Amount	\$4,100.73
-advance recording (for mail certificate)	\$18.50		
-postage	\$51.80		
-Researcher Copies	\$0.00		
= Overbid Amount	\$4,100.73		

PAM CHILDERS
 Clerk of the Circuit Court
 By 
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
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 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 005715
Sold Date 7/10/2024
Name GEORGIOS KAFANTARIS

RegistryOfCourtT = TAXDEED	\$1,847.47
overbidamount = TAXDEED	\$4,100.73
PostageT = TD2	\$51.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$42.00
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2017	0101	CASE FILED 06/01/2017 CASE NUMBER 2017 TD 005715	
3/18/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024019286	
3/18/2024	TD83	TAX COLLECTOR CERTIFICATION	
3/18/2024	TD84	PA'S INFO	
3/18/2024	TD84	NOTICE OF TDA	
4/24/2024	TD82	PROPERTY INFORMATION REPORT	
5/23/2024	TD81	CERTIFICATE OF MAILING	
6/7/2024	CheckVoided	CHECK (CHECKID 135119) 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	
6/28/2024	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
3/18/2024 10:09:43 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
3/18/2024 10:09:44 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
3/18/2024 10:09:43		TAX DEED				

AM	TD1	APPLICATION	60.00	60.00	0.00	0.00
3/18/2024 10:09:42 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
3/18/2024 10:09:44 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
3/18/2024 10:16:57 AM	2024019286	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
6/7/2024 12:41:43 PM	Check (outgoing)	101899976	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900037247 CLEARED ON 6/7/2024
3/18/2024 10:16:57 AM	Deposit	101876888	MB INVESTMENT TRUST FBO MARIA BAYLISS		320.00	Deposit
Deposited			Used		Balance	
320.00			1,600.00		-1,280.00	

Auction Results Report

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



Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	
<input checked="" type="checkbox"/> 07/10/2024	2017 TD 00571	083S3:	Edit Name on Title <input checked="" type="checkbox"/>							.00	\$42.00	\$
<input checked="" type="checkbox"/> 07/10/2024	2017 TD 00571	083S3:	Name on Title							.00	\$41.30	\$
<input checked="" type="checkbox"/> 07/10/2024	2017 TD 00571	083S3:	Custom Fields							.00	\$22.40	\$
<input checked="" type="checkbox"/> 07/10/2024	2017 TD 00054	111S3C	Style							.00	\$209.30	\$2

Case Number: 2017 TD 005715

Result Date: 07/10/2024

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

TOTALS: Items Count: 4 Balance: \$42,710.00 Clerk Fees: \$0.00 Rec Fees: \$170.00 Doc Stamps: \$315

79838

Georgios Kafantaris

\$6,000.00

Deposit
\$30000



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

EUNICE R TUCKER
133 OAK HAVEN DR
CANTON, GA 30115

Tax Deed File # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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 **\$3,873.79** (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 0292 32

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

LAMAR F TUCKER
133 OAK HAVEN DR
CANTON, GA 30115

Tax Deed File # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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 0292 25

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 # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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 **\$3,873.79** (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 0292 49

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 # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W

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Dated this 17th day of July 2024.



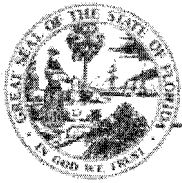
ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 0292 01

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 # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W

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Dated this 17th day of July 2024.



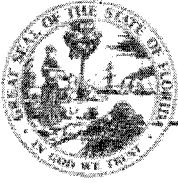
ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 0291 95

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 # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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 0291 88

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 # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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

OR BK 4319 PG1554
Escambia County, Florida
INSTRUMENT 98-537148

RCD Oct 06, 1998 04:01 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-537148

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: TUCKER LAMAR & EUNICE
350 KNOLLWOOD TERR
KOSWELL GA 30075

ACCT.NO. 10 3002 543 000

AMOUNT \$29.72

\$ 59.72

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 12 BLK 4
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1738 P 792
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 012 004

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 \$29.72. 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.

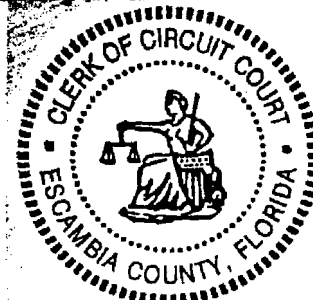
Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Wanda M. McBrearty*
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

George B. Donnelly
Deputy Clerk



OR BK 4463 PG1782
Escambia County, Florida
INSTRUMENT 99-656578
RCD Sep 03, 1999 08:11 am
Escambia County, Florida

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-656578

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: TUCKER LAMAR F &
TUCKER EUNICE R
350 KNOLLWOOD TER
ROSWELL GA 30075

ACCT.NO. 10 3002 543 000

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 12 BLK 4
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 2060 P 500
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 012 004

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. McCreary
Wanda M. McCreary
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Georgianne B. Donnelly*
Deputy Clerk

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024054496 7/17/2024 11:52 AM
OFF REC BK: 9176 PG: 265 Doc Type: COM
Recording \$18.50

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

CERTIFICATE # 05715 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:

LAMAR F TUCKER EUNICE R TUCKER
133 OAK HAVEN DR 133 OAK HAVEN DR
CANTON, GA 30115 CANTON, GA 30115

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

ESCAMBIA COUNTY / COUNTY ATTORNEY
221 PALAFOX PLACE STE 430
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 05715

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,
 cnQualifier=A01410D00000181FD1A68F30006C09B, cn=Michael P Driver
 Date: 2024.06.27 10:51:14 -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 11:01:41 -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**

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST FBO MARIA BAYLISS holder of Tax Certificate No. 05715, issued the 1st day of June, A.D., 2017 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002543 (0724-06)

The assessment of the said property under the said certificate issued was in the name of LAMAR F TUCKER and EUNICE R TUCKER

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# 2024054497 7/17/2024 11:52 AM
OFF REC BK: 9176 PG: 267 Doc Type: TXD
Recording \$10.00 Deed Stamps \$42.00

Tax deed file number 0724-06

Parcel ID number 083S321301012004

TAX DEED

Escambia County, Florida

for official use only

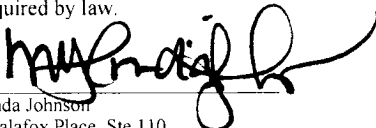
Tax Certificate numbered 05715 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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.

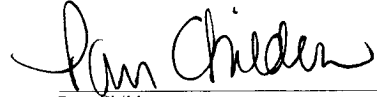
Description of lands: LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: LAMAR F TUCKER, EUNICE R TUCKER**

On 10th day of July 2024, in Escambia County, Florida, for the sum of (\$6,000.00) SIX THOUSAND AND 00/100 Dollars, the amount paid as required by law.

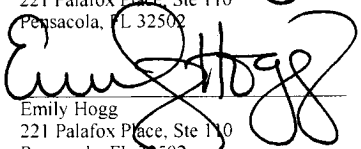


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502



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

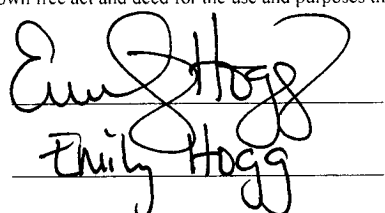




Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

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 purposes therein mentioned.

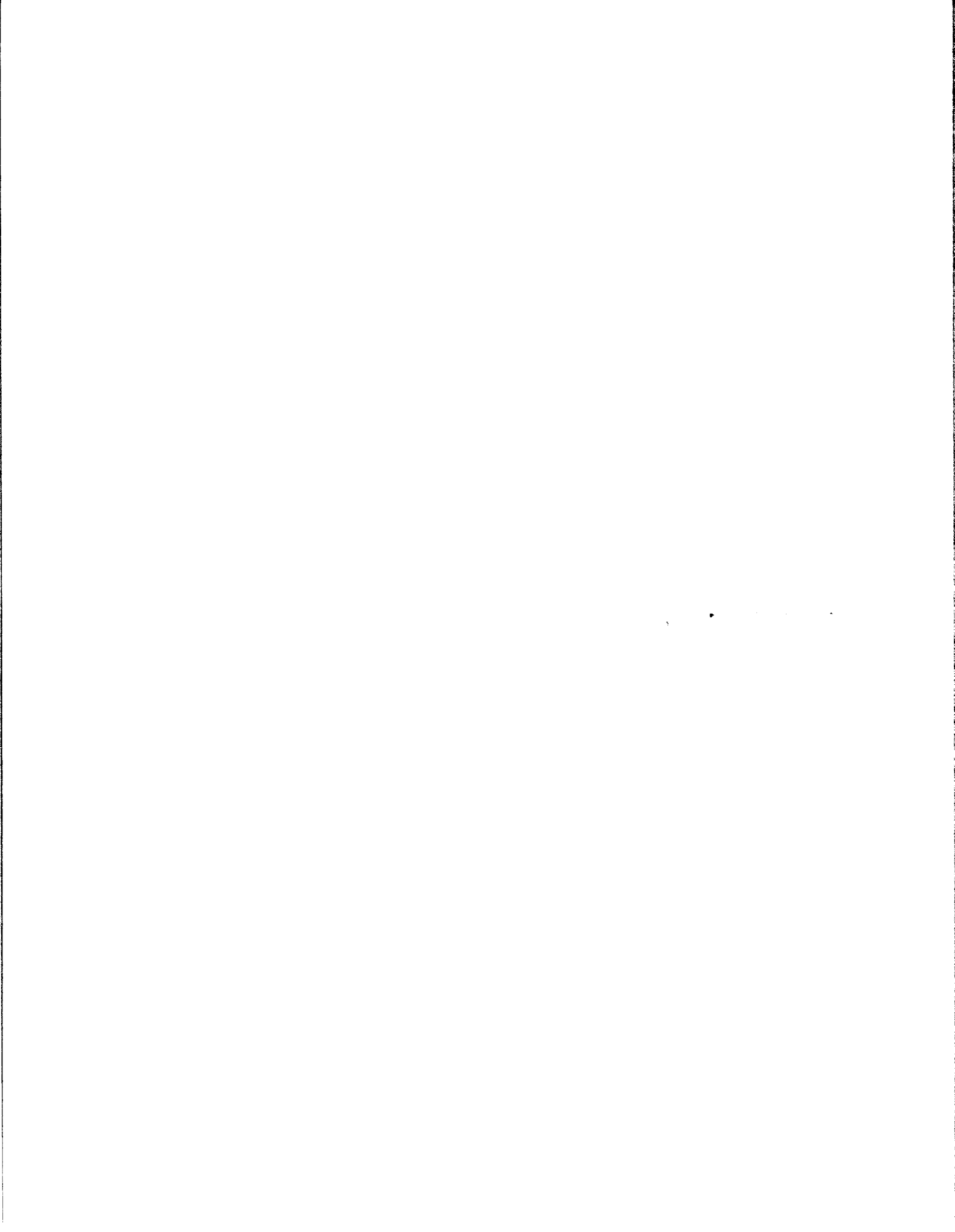
Witness my hand and office seal date aforesaid



Emily Hogg



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



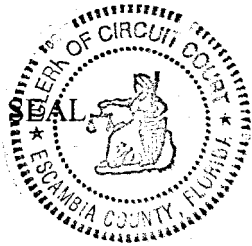
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024055855 7/23/2024 9:54 AM
OFF REC BK: 9178 PG: 1270 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 083S321301012004

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 LAMAR & EUNICE TUCKER, recorded in Official Records Book 4319 at Page 1554, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



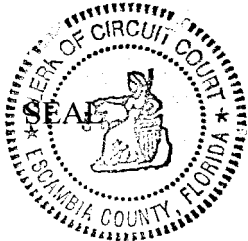
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

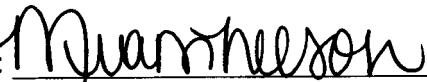
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

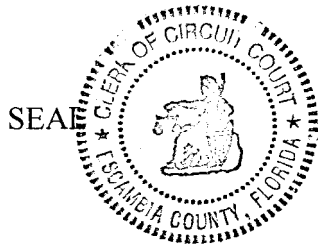
STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024055856 7/23/2024 9:54 AM
OFF REC BK: 9178 PG: 1271 Doc Type: ROL
Recording \$10.00

CANCELLATION OF LIEN

Property Reference No. 083S321301012004

The lien dated 05/24/1999, created pursuant to Section 1-15-63 of the Code of Escambia County, Florida for delinquent annual assessments, against LAMAR F. & EUNICE R. TUCKER, recorded in Official Records Book 4463 at Page 1782, of the public records of Escambia County, Florida are canceled said liens having been satisfied by payment in full.



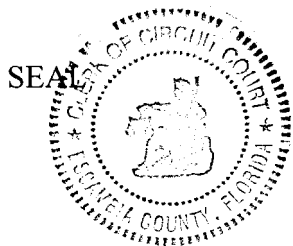
PAM CHILDERS
CLERK OF THE CIRCUIT COURT

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT

By: 
Deputy Clerk

Prepared By:
Pam Childers
Clerk of the Circuit Court

DR BK 4319 PG1554
Escambia County, Florida
INSTRUMENT 98-537148

RCD Oct 06, 1998 04:01 pm
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-537148

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: TUCKER LAMAR & EUNICE
350 KNOLLWOOD TERR
KOSWELL GA 30075

ACCT.NO. 10 3002 543 000
AMOUNT \$29.72

\$ 59.72

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 12 BLK 4
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 1738 P 792
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 012 004

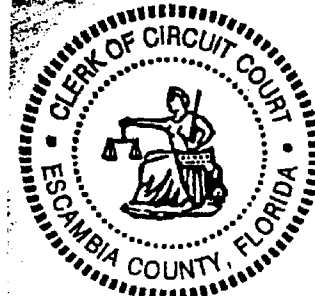
filed in the public records of Escambia County, This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$29.72. Evidence of discharge and satisfaction of this lien can 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
by: *Wanda M. MCBrearty*
Wanda M. MCBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
George B. Donnelly
Deputy Clerk



05715

OR BK 4463 PG1782
Escambia County, Florida
INSTRUMENT 99-656578

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

NOTICE OF LIEN

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-656578

STATE OF FLORIDA
COUNTY OF ESCAMBIA

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: TUCKER LAMAR F &
TUCKER EUNICE R
350 KNOLLWOOD TER
ROSWELL GA 30075

ACCT.NO. 10 3002 543 000

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 12 BLK 4
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT 6 PB 8 P 84C
OR 2060 P 500
SEC 8/11/12 T 3S R 32 W

PROP.NO. 08 3S 32 1301 012 004

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

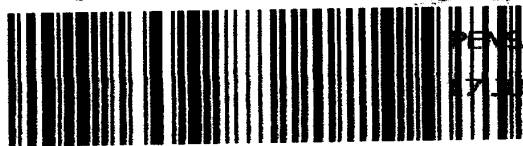
Wanda M. McBrearty
Wanda M. McBrearty
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Marjanne B. Donnelly*
Deputy Clerk

CERTIFIED MAIL™

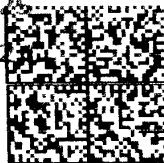
Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



9171 9690 0935 0128 0291 95

PENSACOLA FL 325

17 JUL 2024 PM 2



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

07/17/2024 ZIP 32502
043M31219251

US POSTAGE

CHILDERS
& COMPANY
PENSACOLA

JUL 26 P 12:07

PANAMA COUNTY, FL

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

Tax Deed File # 0724-06
Certificate # 05715 of 2017
Account # 103002543

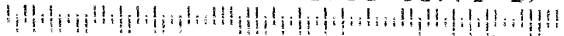
ANK

NIXIE 322 FE 1 0007/22/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335 *2738-02772-17-38

ANK
32502583335



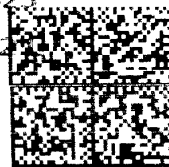
CERTIFIED MAIL™

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



9171 9690 0935 0128 0292 49

PENSACOLA FL 325
17 JUL 2024 PM 2



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
07/17/2024 ZIP 32502
043M31219251

US POSTAGE

PA CHILDERS
& COUNTY
FILED
16-2 P 12:31
PENSACOLA COUNTY, FL

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

Tax Deed File # 0724-06
Certificate # 05715 of 2017
Account # 103002543

NEXIE 322 DE 1 0007/31/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502588335 *2738-02785-17-38

02 JUL 2024 PM 11

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,

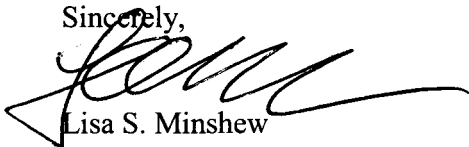
This firm represents Perdido Bay Country Club Estates Conservation Association, Units 5&6, Inc. ("PBCCEC5&6"). In addition, I am a Director and the Registered Agent for PBCCEC5&6. The PBCCEC5&6 home owner's association holds liens over the properties sold through tax deeds listed below by virtue of the 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
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 # 103002513 Certificate # 05715 of 2017 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: Perdido Bay Country Club Estates Conservation Assoc. Units 5 & 6, Inc.

Contact Name, if Applicable: Lisa S. Minshew, esq.

Address: 433 E. Government St Pensacola, FL 32502

Telephone Number: 850-434-6859

Email Address: Lisa@LisaMinshewLaw.com

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.

2024 SEP 30 PM 2:11
ESCAMBIA COUNTY, FL

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: HORZ DECLARATION OF FCCR Book 659 PAGE 56712/19/12 AS AMENDED

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

Lien Amount: NA Amount Due: 4,665.00

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

Lien Amount: _____ Amount Due: _____

**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 PB CEC UNITS 5 & 6

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence of _____
_____ online notarization, this 30 day of September, 2024, by LISA S. MINSHEW

Kathryn Wyatt
Signature-Notary Public, State of Florida



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 # 0724-06
Certificate # 05715 of 2017
Account # 103002543

Property legal description:

LOT 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 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 **\$3,873.79** (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

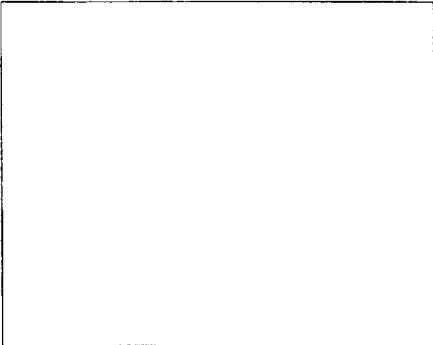
Tax Deeds • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 • (850) 595-3793

9171 9690 0935 0128 0292 01

7/16/2024

Recorded in Public Records 7/17/2024 11:52 AM OR Book 9176 Page 267,
Instrument #2024054497, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$42.00

DR-506 R 04/16
Rule 12D-16.002
Florida Administrative Code
Eff 04/16



Tax deed file number 0724-06

Parcel ID number 083S321301012004

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05715 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 12 BLK 4 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84C OR 2060 P 500 SEC 8/11/12 T 3S R 32 W SECTION 08, TOWNSHIP 3 S, RANGE 32 W
**** Property previously assessed to: LAMAR F TUCKER, EUNICE R TUCKER**

On 10th day of July 2024, in Escambia County, Florida, for the sum of (\$6,000.00) SIX THOUSAND 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 purposes 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

PBCCE Inc Units 5 & 6

Statement

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

Date
8/16/2024

To:
Lamar & Eunice Tucker 1301-012-004 133 Oak Haven Dr Canton, GA 30115

Amount Due	Amount Enc.
\$2,100.00	

Date	Transaction	Amount	Balance		
12/31/1999	Balance forward		0.00		
04/05/2002	INV #54. --- Homeowner's Dues \$100.00	208.12 100.00	100.00		
04/08/2003	INV #190. --- Homeowner's Dues \$100.00	198.66 100.00	200.00		
04/01/2004	INV #337. --- Homeowner's Dues \$100.00	189.20 100.00	300.00		
03/29/2005	INV #474. --- Homeowner's Dues \$100.00	179.74 100.00	400.00		
03/29/2006	INV #649. --- Homeowner's Dues \$100.00	170.28 100.00	500.00		
03/07/2007	INV #824. --- Homeowner's Dues \$100.00	160.82 100.00	600.00		
03/11/2008	INV #1038. --- Homeowner's Dues \$100.00	151.36 100.00	700.00		
03/09/2009	INV #1167. --- Homeowner's Dues \$100.00	141.90 100.00	800.00		
03/09/2010	INV #1351. --- Homeowner's Dues \$100.00	132.44 100.00	900.00		
10/10/2011	INV #1479. --- Homeowner's Dues \$100.00	122.98 100.00	1,000.00		
10/10/2012	INV #1633. --- Homeowner's Dues \$100.00	113.52 100.00	1,100.00		
10/15/2013	INV #1787. --- Homeowner's Dues \$100.00	104.06 100.00	1,200.00		
10/02/2014	INV #1941. --- Homeowner's Dues \$100.00	94.60 100.00	1,300.00		
12/31/2015	INV #2095. --- Homeowner's Dues \$100.00	85.14 100.00	1,400.00		
12/31/2016	INV #2251. --- Homeowner's Dues \$100.00	75.68 100.00	1,500.00		
12/31/2017	INV #2427. --- Homeowner's Dues \$100.00	66.22 100.00	1,600.00		
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

PBCCE Inc Units 5 & 6

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

Statement

Date
8/16/2024

To:
Lamar & Eunice Tucker 1301-012-004 133 Oak Haven Dr Canton, GA 30115

Amount Due	Amount Enc.
\$2,100.00	

Date	Transaction	Amount	Balance		
09/12/2018	INV #2582. --- Homeowner's Dues \$100.00	56.76 100.00	1,700.00		
09/22/2019	INV #2739. --- Homeowner's Dues \$100.00	47.30 100.00	1,800.00		
09/09/2020	INV #2896. --- Homeowner's Dues \$100.00	37.84 100.00	1,900.00		
12/05/2022	INV #3051. --- Homeowner's Dues \$100.00 --- Homeowner's Dues \$100.00	18.92 200.00	2,100.00		
2023 2024		9.46 200.00			
	Principal 2,300.00 Interest 2,365.00 <hr/> 4,665.00				
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

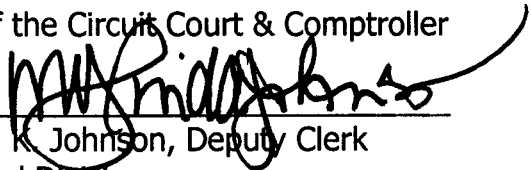
Dear Ms. Minshew,

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