



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

0624-09

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Feb 20, 2024
Property description	NAKOS DEMETRI G & HELEN H 58 DAVIS BLVD # 7 TAMPA, FL 33606 UNKNOWN 10-3002-717 LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W	Certificate #	2017 / 5719
		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)
# 2017/5719	06/01/2017	130.87	35.33	166.20
# 2020/5957	06/01/2020	91.82	27.55	119.37
# 2019/5529	06/01/2019	103.42	31.03	134.45
# 2018/5759	06/01/2018	117.03	35.11	152.14
→Part 2: Total*				572.16

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)
# /					
Part 3: Total*					0.00

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)	572.16
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	947.16

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date February 28th, 2024

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>06/05/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 25.00

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400016

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
10-3002-717	2017/5719	06-01-2017	LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

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

02-20-2024
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		Assessments				
Parcel ID:	083S321301009006	Year	Land	Imprv	Total	Cap Val
Account:	103002717	2023	\$500	\$0	\$500	\$500
Owners:	NAKOS DEMETRI G & HELEN H	2022	\$500	\$0	\$500	\$500
Mail:	58 DAVIS BLVD # 7 TAMPA, FL 33606	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	
03/1983	1751	922	\$4,700	WD	📄	Legal Description LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W	
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	

Parcel Information

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

Approx.
Acreage:
0.2393

Zoned: 🔑
LDR
LDR
LDR

Evacuation
& Flood
Information
[Open Report](#)

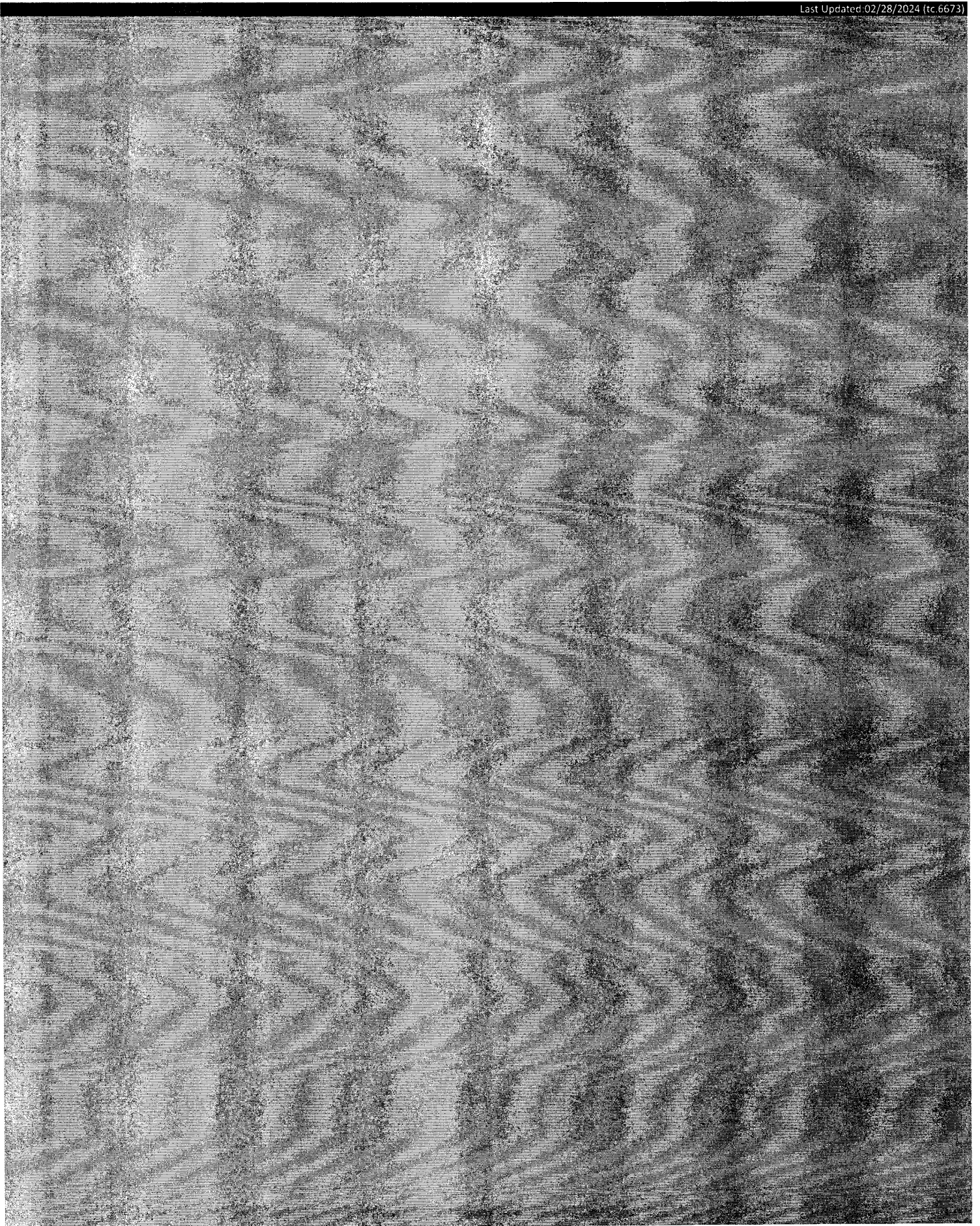
[Launch Interactive Map](#)

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

Buildings
Images
None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 02/28/2024 (tc.6673)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST** holder of **Tax Certificate No. 05719**, 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:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002717 (0624-09)

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

DEMETRI G NAKOS and HELEN H NAKOS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of June, which is the **5th day of June 2024**.

Dated this 28th day of February 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 10-3002-717 CERTIFICATE #: 2017-5719

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 11, 2004 to and including March 11, 2024 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: March 18, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 18, 2024

Tax Account #: **10-3002-717**

1. The Grantee(s) of the last deed(s) of record is/are: **DEMETRI G NAKOS AND HELEN H. NAKOS**
By Virtue of Warranty Deed recorded 4/14/1983 in OR 1751/922
2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**
4. Taxes:

Taxes for the year(s) 2016-2023 are delinquent.
Tax Account #: 10-3002-717
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 #: 10-3002-717

CERTIFICATE #: 2017-5719

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

DEMETRI G NAKOS
HELEN H NAKOS
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

DEMETRI NAKOS
HELEN H NAKOS
58 DAVIS BLVD #7
TAMPA, FL 33606

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 18th day of March, 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

March 18, 2024

Tax Account #:10-3002-717

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC
8/11/12 T3S R32W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-717 (0624-09)

**ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS PROPERTY AS WASTELAND WITH
ROADS UNPAVED.**

500
2340
2840

WARRANTY DEED

1751 PAGE 922

Made this 30th day of March, 19 83, between EQUITABLE BANK, N.A., a National banking association, hereinafter called "Grantor," and Demetri G. Nakos and Helen H. Nakos, Joint Tenancy with Right of Survivorship hereinafter called "Grantee," whose mailing address is 3560 Spring Valley Road, Birmingham, Alabama 35223;

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) 9, Block 6, 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.

203864

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

FILED IN BOOK 8
THE PUBLIC RECORDS OF
ESCAMBIA CO. FLA. ON

By: [Signature]
President

Attest: [Signature]
Secretary

APR 14 4 37 PM '83

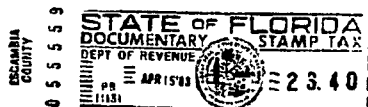
STATE OF Florida
COUNTY OF Baltimore

I HEREBY CERTIFY, that on this 30th day of March, 19 83, before me personally appeared [Signature] as the President and [Signature] as the Secretary of Equitable Bank, N.A., a National banking association, to me known to be the persons who signed the foregoing instrument as such officers, and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, that they affixed thereto the seal of said association, and that the said instrument is the act and deed of said association.

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

[Signature]
NOTARY PUBLIC, State of

My Commission Expires: July 1, 1984



**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05719 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DEMETRI G NAKOS HELEN H NAKOS
58 DAVIS BLVD # 7 58 DAVIS BLVD # 7
TAMPA, FL 33606 TAMPA, FL 33606

DEMETRI G NAKOS HELEN H NAKOS
3560 SPRING VALLEY RD 3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223 BIRMINGHAM, AL 35223

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
P O BOX 16231
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PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S
ASSOCIATION, INC
5210 PALE MOON DR
PENSACOLA, FL 32507

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

WITNESS my official seal this 18th day of April 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 June 5, 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 holder of Tax Certificate No. 05719, 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:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002717 (0624-09)

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

DEMETRI G NAKOS and HELEN H NAKOS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of June, which is the **5th day of June 2024**.

Dated this 23rd day of April 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.



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Personal Services:

DEMETRI G NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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Dated this 23rd day of April 2024.

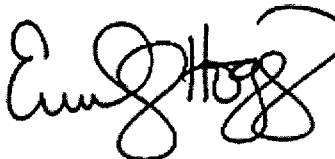
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Personal Services:

HELEN H NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk



**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE
CIVIL PROCESS SECTION**

CIVIL # HS 2024-11357
CASE # 05719
Court : TAX DEED COUNTY

DATE/TIME RECEIVED : 04/30/2024 08:51 DATE RETURNED : 05/06/2024

AGENCY : ESCAMBIA COUNTY

TYPE OF PROCESS : TAX DEED WARNING

0624-09

ESCAMBIA COUNTY TAX DEEDS
221 PALAFOX PL #110
PENSACOLA, FLORIDA 32502

HILLSBOROUGH COUNTY, FLORIDA
248307 - GOODWIN, HOPE

PETITIONER(S)
IN RE

RESPONDENT(S)
TAX DEED WARNING

SERVE TO(S)
HELEN H NAKOS

ROS RECIPIENT(S)
ESCAMBIA COUNTY TAX DEEDS

ATTEMPT TO SERVE #1

SUBJECT: NAKOS, HELEN, H
DATE/TIME: 05/02/2024 07:43
BY: 248307 - GOODWIN, HOPE
ADDRESS: 58 DAVIS BLVD #7, TAMPA
REMARKS: NO ACCES

ATTEMPT TO SERVE #2

SUBJECT: NAKOS, HELEN, H
DATE/TIME: 05/03/2024 11:26
BY: 248307 - GOODWIN, HOPE
ADDRESS: 58 DAVIS BLVD #7, TAMPA

HELEN H NAKOS - SERVED

POSTED-TAX WARRANT [197.522(2)]

DATE/TIME: 05/03/2024 11:26 **BY:** 248307 - GOODWIN, HOPE

RMS# 24-11357

R# 3182 TB

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 5, 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 holder of Tax Certificate No. 05719, 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:

1414058/TIC
LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002717 (0624-09)

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

DEMETRI G NAKOS and HELEN H NAKOS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 5th day of June 2024.

Dated this 23rd day of April 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.

Personal Services:

HELEN H NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Emily Hogg

SERVED

TRUE COPY

5/3/24

Time 1:26 PM

Florida
12430
DEPUTY CLERK

N/S

H030 CIVIL 24 APR 30 AM 8 51



**HILLSBOROUGH COUNTY
SHERIFF'S OFFICE
CIVIL PROCESS SECTION**

CIVIL # HS 2024-11354
CASE # 05719
Court : TAX DEED COUNTY

DATE/TIME RECEIVED : 04/30/2024 08:51 DATE RETURNED : 05/06/2024

AGENCY : ESCAMBIA COUNTY

TYPE OF PROCESS : TAX DEED WARNING

0624-09

ESCAMBIA COUNTY TAX DEEDS
221 PALAFOX PL #110
PENSACOLA, FLORIDA 32502

HILLSBOROUGH COUNTY, FLORIDA
248307 - GOODWIN, HOPE

PETITIONER(S)
IN RE

RESPONDENT(S)
TAX DEED WARNING

SERVE TO(S)
DEMETRI G NAKOS

ROS RECIPIENT(S)
ESCAMBIA COUNTY TAX DEEDS

ATTEMPT TO SERVE #1

SUBJECT: NAKOS, DEMETRI, G
DATE/TIME: 05/02/2024 07:43
BY: 248307 - GOODWIN, HOPE
ADDRESS: 58 DAVIS BLVD #7, TAMPA
REMARKS: NO ACCESS

ATTEMPT TO SERVE #2

SUBJECT: NAKOS, DEMETRI, G
DATE/TIME: 05/03/2024 11:26
BY: 248307 - GOODWIN, HOPE
ADDRESS: 58 DAVIS BLVD #7, TAMPA

DEMETRI G NAKOS - SERVED

POSTED-TAX WARRANT [197.522(2)]

DATE/TIME: 05/03/2024 11:26 **BY:** 248307 - GOODWIN, HOPE

RMS# 24-11354
3182 TB

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 5, 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

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14/4658 TR
LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002717 (0624-09)

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

DEMETRI G NAKOS and HELEN H NAKOS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 5th day of June 2024.

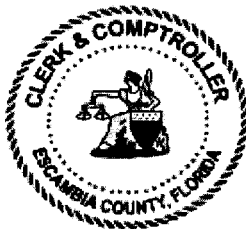
Dated this 23rd day of April 2024.

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.

Personal Services:

DEMETRI G NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

SERVED

TRIPLE COPY
5/3/24
Mortg
Time 11:26
Hillsborough County, Florida
BY: [Signature]
DEPUTY SHERIFF

5/3- 1126
5/2- 743 - No Access



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

4/25/2024

Hillsborough County Sheriff
Attn: Civil Division
PO Box 3371
Tampa FL 33601

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our June 5, 2024 Tax Deed Sale. Please serve the persons indicated on each of the notices. If you are unable to make service, please post the notice in a conspicuous place at the address provided. This service must take place no later than May 15, 2024 in order to comply with Florida Statutes.

Please find the check enclosed for payment of these services. **PLEASE CONTACT ME** at 850-595-3793 or ehogg@escambiaclerk.com if you have any questions or problems with the requested service. Thank you for your assistance and have a great day.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

By:


Emily Hogg Deputy Clerk

/eh

DEMETRI G NAKOS [0624-09]
58 DAVIS BLVD # 7
TAMPA, FL 33606

9171 9690 0935 0128 2193 29

HELEN H NAKOS [0624-09]
58 DAVIS BLVD # 7
TAMPA, FL 33606

9171 9690 0935 0128 2193 12

DEMETRI G NAKOS [0624-09]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

9171 9690 0935 0128 2193 05

HELEN H NAKOS [0624-09]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

9171 9690 0935 0128 2192 99

PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, UNITS 5
& 6, INC [0624-09]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 1809 03

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0624-09]
P O BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 1809 10

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0624-09]
5210 PALE MOON DR
PENSACOLA, FL 32507

9171 9690 0935 0127 1809 27

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0624-09]
4400 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 1809 34

CERTIFIED MAIL™

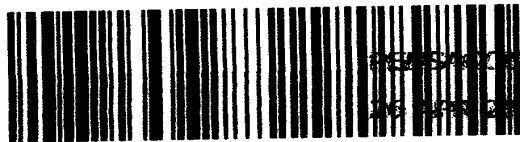
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 1809 27

PENSACOLA FL 325
26 APR 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

04/26/2024 ZIP 32502
043M31219251

US POSTAGE

CLERK OF THE CIRCUIT COURT & COMPTROLLER
2024 MAY 7
PENSACOLA, FL 32502

ANK

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0624-09]
5210 PALE MOON DR
PENSACOLA, FL 32507

NIXIE

322 FE 1

0005/03/24

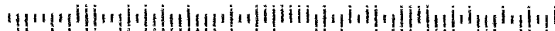
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 32502583335

*2638-02602-26-37

32507-2638-02602-26-37



CERTIFIED MAIL™

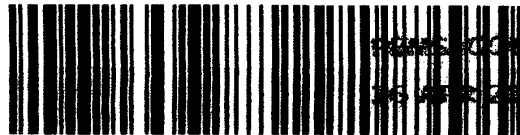
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

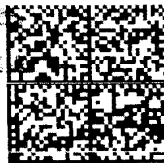
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

16 APR 2024 PM 1



9171 9690 0935 0127 1809 34

quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

04/26/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK OF CIRCUIT COURT
OFFICIAL RECORDS
PENSACOLA, FL

2024 MAY 24 A 11:11

SCOTT COUNTY, FL

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0624-09]
4400 MOBILE HWY
PENSACOLA, FL 32506

4/24

NIXIE

522 DE 1

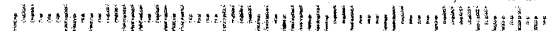
0005/22/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

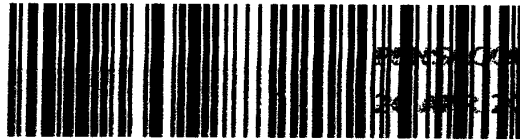
UNC

BC: 32502583335 *0238-01808-22-14

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32506-42100



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9171 9690 0935 0128 2193 05



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IMI

\$007.36⁰⁰

04/26/2024 ZIP 32502
043M31219251

US POSTAGE

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

PAM CHILDERS
CLERK OF CIRCUIT COURT
FILED

2024 APR -9 A 11:22

FLORIDA COUNTY, FL

DEMETRI G NAKOS [0624-09]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223
K1: 93260201350136

UNC

32502>5833

05220-140660

NIXIE

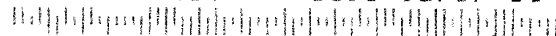
352 DE 1

0007/02/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 32502583335

*2638-01787-26-37



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

CERTIFIED MAIL™



9171 9690 0935 0128 2192 99

PENSACOLA FL 32502

DE JUL 9 2024 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

04/26/2024 ZIP 32502
043M31019351

US POSTAGE

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS

2024 JUL -9 A 11:22

ES - VIA COUNCIL

HELEN H NAKOS [0624-09]
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

NIXIE

352 DE 1

0007/02/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

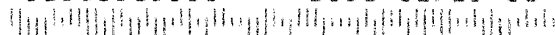
UNC

BC: 32502583335

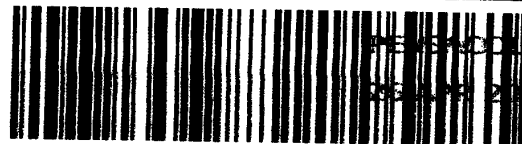
*2638-01715-26-37

32502>5833

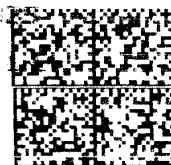
35223-143660



CERTIFIED MAIL™



9171 9690 0935 0128 2193 12



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁹

04/26/2024 ZIP 32502
043M31218251

US POSTAGE

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

PAID
2024 MAY 21 A 11:22
ACCOUNT, F-

HELEN H NAKOS [0624-09]
58 DAVIS BLVD # 7
TAMPA, FL 33606

NIXIE

339 DE 1

0005/25/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 32502583335

*2638-01783-26-37

325025833
33606-04300

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

[illegible]

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

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST holder of Tax Certificate No. 05719, 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:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB
8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002717 (0624-09)

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

DEMETRI G NAKOS and HELEN H NAKOS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 5th day of June 2024.

Dated this 25th day of April 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

4WR5/1-5/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7115
Order Date: 4/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 5/1/2024
Last Issue: 5/22/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 5/1/2024, 5/8/2024, 5/15/2024, 5/22/2024

Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2017 TD 05719 MB INVESTMENT TRUST Nakos

was published in said newspaper in and was printed and released from 5/1/2024 until 5/22/2024 for a consecutive 4 weeks.

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

X

MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/22/2024, by MALCOLM BALLINGER, who is personally known to me.

X

NOTARY PUBLIC



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

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



**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 # 005719 of 2017 Date 6/5/2024
 Name JOCELYNE SPALT**

Cash Summary

Cash Deposit	\$270.00
Total Check	\$5,210.30
Grand Total	\$5,480.30

Purchase Price (high bid amount)	\$5,400.00	Total Check	\$5,210.30
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$37.80	Adv Doc. Stamps	\$37.80
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,571.55	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	\$1,512.35	Registry of Court	\$1,512.35
Purchase Price (high bid)	\$5,400.00		
-Registry of Court	\$1,512.35	Overbid Amount	\$3,828.45
-advance recording (for mail certificate)	\$18.50		
-postage	\$59.20		
-Researcher Copies	\$0.00		
= Overbid Amount	\$3,828.45		

PAM CHILDERS
 Clerk of the Circuit Court

By: 
 Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

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




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

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

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

**Case # 2017 TD 005719
 Sold Date 6/5/2024
 Name JOCELYNE SPALT**

RegistryOfCourtT = TAXDEED	\$1,512.35
overbidamount = TAXDEED	\$3,828.45
PostageT = TD2	\$59.20
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$37.80
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 005719	
2/28/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024014376	
2/28/2024	TD83	TAX COLLECTOR CERTIFICATION	
2/28/2024	TD84	PA'S INFO	
2/28/2024	TD84	NOTICE OF TDA	
3/20/2024	TD82	PROPERTY INFORMATION REPORT	
4/19/2024	CheckMailed	CHECK PRINTED: CHECK # 900037003 -- REGISTRY CHECK	
4/29/2024	TD81	CERTIFICATE OF MAILING	
5/14/2024	TD84	OUT OF COUNTY SHERIFF SERVES	
5/17/2024	CheckVoided	CHECK (CHECKID 134651) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
5/17/2024	CheckMailed	CHECK PRINTED: CHECK # 900037127 -- REGISTRY CHECK	
5/17/2024	TD84	CERT MAIL TRACKING AND RETURNED MAIL	
5/23/2024	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
2/28/2024 3:18:31 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
2/28/2024 3:18:32 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
2/28/2024 3:18:32 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
2/28/2024 3:18:31 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
2/28/2024 3:18:32 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
2/28/2024 3:25:56 PM	2024014376	MB INVESTMENT TRUST	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
5/17/2024 10:24:26 AM	Check (outgoing)	101893304	BALLINGER PUBLISHING	PO BOX 12665	200.00	900037127 CLEARED ON 5/17/2024
4/19/2024 11:44:41 AM	Check (outgoing)	101885461	HILLSBOROUGH COUNTY SHERIFF	ATTN: CIVIL DIVISION	80.00	900037003 CLEARED ON 4/19/2024
2/28/2024 3:25:56 PM	Deposit	101871428	MB INVESTMENT TRUST		320.00	Deposit
Deposited			Used		Balance	
320.00			1,980.00		-1,660.00	

Auction Results Report

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

Sale Date	Case ID	Edit Name on Title	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title
<input checked="" type="checkbox"/> 06/05/2024	2018 TD 0	Name on Title	\$0.00	\$0.00	\$21.70	\$2,964.20	01050	L's Investment
<input checked="" type="checkbox"/> 06/05/2024	2017 TD 0	Custom Fields	\$0.00	\$0.00	\$37.80	\$5,210.30	05719	Jocelyne M SP
Case Number: 2017 TD 005719 Result Date: 06/05/2024 Title Information: Name: <input type="text" value="Jocelyne M SPALTCAMAKRANGE FLOI"/> Address1: <input type="text" value="7605 Walker Street"/> Address2: <input type="text"/> City: <input type="text" value="PENSACOLA"/> State: <input type="text" value="FL"/> Zip: <input type="text" value="32506"/> <input type="button" value="Cancel"/> <input type="button" value="Update"/>								

\$?

Page 1 of 1

TOTALS: Items Count: 2 Balance: \$8,030.00 Clerk Fees: \$0.00 Rec Fees: \$85.00 Doc Stamps: \$59.50 Total Due: \$8,174.50

69044

Jocelyne Spalt

\$5,400.00

Deposit

\$270.00

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024043931 6/7/2024 2:39 PM
OFF REC BK: 9158 PG: 213 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 05719 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on April 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

DEMETRI G NAKOS HELEN H NAKOS
58 DAVIS BLVD # 7 58 DAVIS BLVD # 7
TAMPA, FL 33606 TAMPA, FL 33606

DEMETRI G NAKOS HELEN H NAKOS
3560 SPRING VALLEY RD 3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223 BIRMINGHAM, AL 35223

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
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
4400 MOBILE HWY
PENSACOLA, FL 32506

WITNESS my official seal this 18th day of April 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST holder of Tax Certificate No. 05719, 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:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB
8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002717 (0624-09)

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

DEMETRI G NAKOS and HELEN H NAKOS

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of June, which is the 5th day of June 2024.

Dated this 25th day of April 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

4WR5/1-5/22TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7115
Order Date: 4/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 5/1/2024
Last Issue: 5/22/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 5/1/2024, 5/8/2024, 5/15/2024, 5/22/2024


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

2017 TD 05719 MB INVESTMENT TRUST Nakos

was published in said newspaper in and was printed and released from 5/1/2024 until 5/22/2024 for a consecutive 4 weeks.

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 5/22/2024, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC

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

Tax deed file number 0624-09

Parcel ID number 083S321301009006

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024043932 6/7/2024 2:39 PM
OFF REC BK: 9158 PG: 215 Doc Type: TXD
Recording \$10.00 Deed Stamps \$37.80

TAX DEED

Escambia County, Florida

for official use only

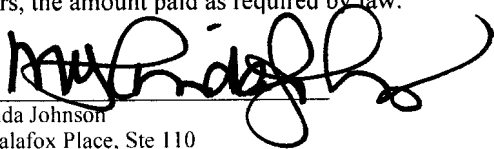
Tax Certificate numbered 05719 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 5th day of June 2024, the land was offered for sale. It was sold to **Jocelyne M SPALT CAMAKRANGE FLORIDA INVESTMENTS LLC**, 7605 Walker Street PENSACOLA FL 32506, 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: LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

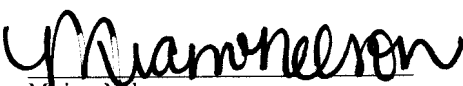
**** Property previously assessed to: DEMETRI G NAKOS, HELEN H NAKOS**

On 5th day of June 2024, in Escambia County, Florida, for the sum of (\$5,400.00) FIVE THOUSAND FOUR 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



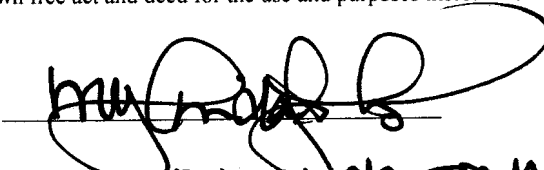

Miriam Nelson
221 Palafox Place, Ste 110
Pensacola, FL 32502

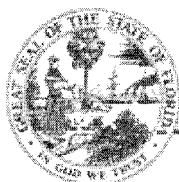
On this 5th day of JUNE, 2024, before me personally appeared PAM CHILDERS
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid



Mylinda Johnson
Comm. #HH075755
Expires: Jan. 2, 2025
Bonded Thru Aaron Notary


MYLINDA JOHNSON



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

DEMETRI G NAKOS
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

Tax Deed File # 0624-09
Certificate # 05719 of 2017
Account # 103002717

Property legal description:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 5, 2024**, and a surplus of **\$3,694.32** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

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

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

Dated this 12th day of June 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 9100 42



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

HELEN H NAKOS
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

Tax Deed File # 0624-09
Certificate # 05719 of 2017
Account # 103002717

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ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 9100 97



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

DEMETRI G NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

Tax Deed File # 0624-09
Certificate # 05719 of 2017
Account # 103002717

Property legal description:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

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ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 9100 66



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

HELEN H NAKOS
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TAMPA, FL 33606

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Certificate # 05719 of 2017
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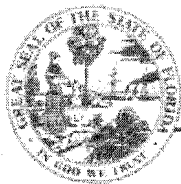


ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 9100 73



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 # 0624-09
Certificate # 05719 of 2017
Account # 103002717

Property legal description:

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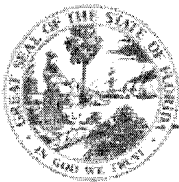


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 9100 28



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 # 0624-09
Certificate # 05719 of 2017
Account # 103002717

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ESCAMBIA COUNTY CLERK OF COURT

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Deputy Clerk

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

9171 9690 0935 0128 9100 80



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 # 0624-09
Certificate # 05719 of 2017
Account # 103002717

Property legal description:

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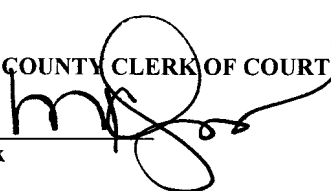
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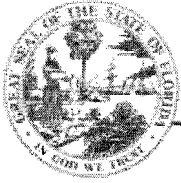


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 9100 59



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 # 0624-09
Certificate # 05719 of 2017
Account # 103002717

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ESCAMBIA COUNTY CLERK OF COURT

By: _____
Deputy Clerk

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

9171 9690 0935 0128 9100 35

Tax Certificate # 2017 TD 005719
 Account # 103002717
 Property Owner Demetri A Nakos + Helen H Nakos
 Property Address NO Address

SOLD TO: Jocelyne Spalt \$5,400.00
 Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 66.30 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 74.93 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 25.00 ✓		\$
Certificate holder/taxes & app fees	\$ 1,487.35 ✓		\$
Refund High Bidder unused sheriff fees	\$ 40.00 ✓		\$
Additional taxes	\$ 0		\$ 3153.52
Postage final notices	\$ 59.20	→	\$ 3494.32
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

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

Post sale process:	Lien Information:
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	✓
	Due \$
	Paid \$
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Notes:

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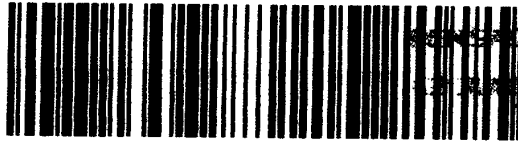
Pam Childers

Clerk of the Circuit Court & Comptrol

Official Records

221 Palafox Place, Suite 110

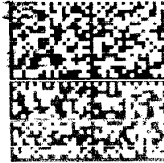
Pensacola, FL 32502



9171 9690 0935 0128 9100 59

PENSACOLA FL 325

JUN 25 2024 PM



quadrant

FIRST-CLASS MAIL

IMI

\$007.36

US POSTAGE

ANDALUSIA COUNTY, FL

JUN 25 P 1:31

PERDIDO BAY COUNTRY CLUB

FROM TAX DEED SALE

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

Tax Deed File # 0624-09
Certificate # 05719 of 2017
Account # 103007717

STATE OF FLORIDA

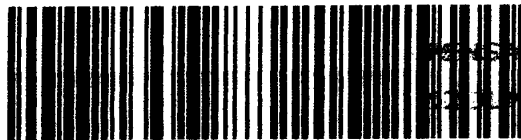
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502588335 *0235-00067-21-02

32502>3853
32507-87191

CERTIFIED MAIL™

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



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PENSACOLA FL 32502
JUN 12 2024 PM 1:00



quadrant

FIRST-CLASS MAIL
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06/12/2024 ZIP 32502
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US POSTAGE

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FILED

JUN 27 A 9:30

ALABAMA COUNTY, FL

NOTICE OF SURPLUS FUNDS FROM TAX DEED SA

HELEN H NAKOS
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

Tax Deed File # 0624-09
Certificate # 05710-00017

32502>5833
35223-143660

*MOVED
RECEIVED*

NEXLE

352 FE 1

0606/24/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92502583335 2638-02220-12-37



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

CERTIFIED MAIL™

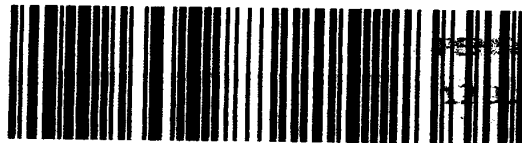
Pam Childers

Clerk of the Circuit Court & Compt

Official Records

221 Palafox Place, Suite 110

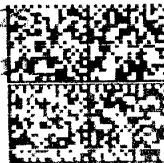
Pensacola, FL 32502



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PENSACOLA FL 325

11 JUN 2024 PM 10



quadiant

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06/12/2024 ZIP 32507
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US POSTAGE

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

JL -9 / 11:22

IBIA COUNTY, FL

HELEN H NAKOS
58 DAVIS BLVD # 7
TAMPA, FL 33606

Tax Deed File # 0624-09
Certificate # 05719 of 2017

Account # 103003717

9327010808941982
9333120511224400

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0606/30/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583333

*2638-01405-12-37



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

CERTIFIED MAIL™

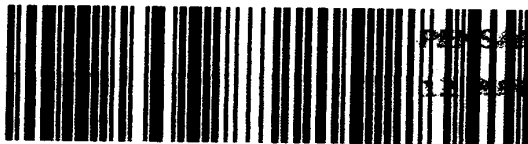
Pam Childers

Clerk of the Circuit Court & Comptrol

Official Records

221 Palafox Place, Suite 110

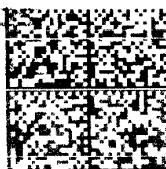
Pensacola, FL 32502



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PENSACOLA FL 32502

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US POSTAGE

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PENSACOLA
CLERK OF THE CIRCUIT COURT & COMPTROL

NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE

DEMETRI G NAKOS

58 DAVIS BLVD # 7

TAMPA, FL 33606

Tax Deed File # 0624-09

Certificate # 05719-06201

NIXIE

339 DC 1

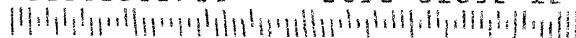
0606/35/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502582799

*2638-01092-12-37

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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 & Comptro

Official Records

221 Palafox Place, Suite 110

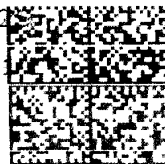
Pensacola, FL 32502



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U.S. POSTAGE

ALL COUNTY
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UTAH COUNTY, UT

SOME US FUNDS FROM TAX DEED SALE

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

Tax Deed File # 0624-09

Certificate # 05719 of 2017

★ ACQUITTAL 1961

NIXIE

END OF

0007 / 02 / 24

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

EC: 32502583333

* 1087-02366-19-22

32502>5833
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CERTIFIED MAIL™

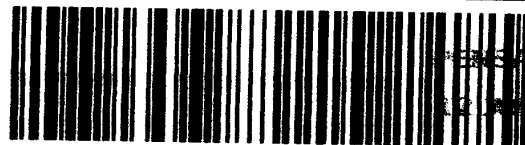
Pam Childers

Clerk of the Circuit Court & Compti

Official Records

221 Palafox Place, Suite 110

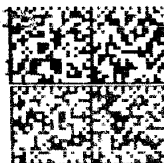
Pensacola, FL 32502



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PENSACOLA FL 32502

12 JUN 2024 PM



quadrant

FIRST-CLASS MAIL

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2024 JUN 27

PENSACOLA FL 32502

DEMETRI G NAKOS
3560 SPRING VALLEY RD
BIRMINGHAM, AL 35223

Tax Deed File # 0624-09
Certificate # 05719 of 2017
Account # 103002717

*MOVED
REFUSED*

NIXIE

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0606/24/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583333

*2638-02379-12-37



32502>5833

35223-143660

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,

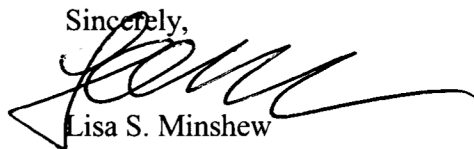
This firm represents Perdido Bay Country Club Estates Conservation Association, Units 5&6, Inc. ("PBCCEC5&6"). In addition, I am a Director and the Registered Agent for PBCCEC5&6. The PBCCEC5&6 home owner's association holds liens over the properties sold through tax deeds listed below by virtue of the 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 # 103002717 Certificate # 05719 of 2017 Sale Date: 6-5-24

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: 850-434-6869

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.

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 CCR Book 659 PAGE 567 12/19/72 AS AMENDED

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

Lien Amount: NA Amount Due: 4,080.50

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 St. Pensacola, FL 32502

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

Signature of Claimant: [Signature]

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

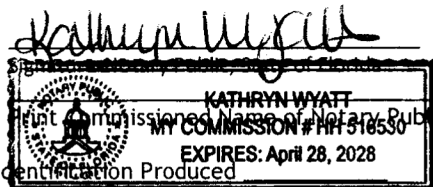
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or

☐ online notarization, this 20 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 # 0624-09
Certificate # 05719 of 2017
Account # 103002717

Property legal description:

LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **June 5, 2024**, and a surplus of **\$3,694.32** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

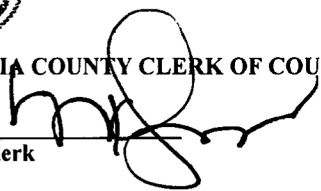
THE FAILURE OF A LIENHOLDER TO FILE A CLAIM FOR SURPLUS FUNDS WITHIN 120 DAYS OF THIS NOTICE CONSTITUTES A WAIVER OF THE LIENHOLDER'S INTEREST IN THE SURPLUS FUNDS AND ALL CLAIMS THERETO ARE FOREVER BARRED.

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

Dated this 12th day of June 2024.



ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

*Nakos, Demetri G
Nakos, Helen, H*

1301-003-005

1301-009-006

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

9171 9690 0935 0128 9100 80

Recorded in Public Records 6/7/2024 2:39 PM OR Book 9158 Page 215,
Instrument #2024043932, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$37.80

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

Tax deed file number 0624-09

Parcel ID number 083S321301009006

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05719 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 5th day of June 2024, the land was offered for sale. It was sold to **Jocelyne M SPALT CAMAKRANGE FLORIDA INVESTMENTS LLC**, 7605 Walker Street PENSACOLA FL 32506, 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: LT 9 BLK 6 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 6 PB 8 P 84 C OR 1751 P 922 SEC 8/11/12 T3S R32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: DEMETRI G NAKOS, HELEN H NAKOS**

On 5th day of June 2024, in Escambia County, Florida, for the sum of (\$5,400.00) FIVE THOUSAND FOUR HUNDRED AND 00/100 Dollars, the amount paid as required by law.

My linda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502

Pam Childers
Clerk of Court and Comptroller
Escambia County, Florida



Miriam Nelson
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 5th day of JUNE, 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



My Linda Johnson
Comm. #HH075755
Expires: Jan. 2, 2025
Bonded Thru Aaron Notary

[Signature]
my linda johnson

PBCCE Inc Units 5 & 6

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

Statement

Date
1/1/2000

To:
Demetri G & Helen H Nakos 1301-009-006 58 Davis Blvd. # 7 Tampa, FL 33606

		Amount Due	Amount Enc.		
		\$1,900.00			
Date	Transaction	Amount	Balance		
12/31/1999	Balance forward		0.00		
04/05/2002	INV #50.	100.00	100.00		
	--- Homeowner's Dues \$100.00				
05/03/2002	PMT #1321. Accessment 2002	-200.00	-100.00		
04/08/2003	INV #186.	100.00	0.00		
	--- Homeowner's Dues \$100.00				
04/01/2004	INV #333.	189.20 100.00	9.46 100.00		
	--- Homeowner's Dues \$100.00				
03/29/2005	INV #539.	179.74 100.00	200.00		
	--- Homeowner's Dues \$100.00				
03/29/2006	INV #644.	170.28 100.00	300.00		
	--- Homeowner's Dues \$100.00				
03/07/2007	INV #819.	160.82 100.00	400.00		
	--- Homeowner's Dues \$100.00				
03/11/2008	INV #1051.	151.36 100.00	500.00		
	--- Homeowner's Dues \$100.00				
03/09/2009	INV #1162.	141.90 100.00	600.00		
	--- Homeowner's Dues \$100.00				
03/09/2010	INV #1365.	132.44 100.00	700.00		
	--- Homeowner's Dues \$100.00				
10/10/2011	INV #1474.	122.98 100.00	800.00		
	--- Homeowner's Dues \$100.00				
10/10/2012	INV #1628.	113.52 100.00	900.00		
	--- Homeowner's Dues \$100.00				
10/15/2013	INV #1782.	104.06 100.00	1,000.00		
	--- Homeowner's Dues \$100.00				
10/02/2014	INV #1936.	94.60 100.00	1,100.00		
	--- Homeowner's Dues \$100.00				
12/31/2015	INV #2090.	85.14 100.00	1,200.00		
	--- Homeowner's Dues \$100.00				
12/31/2016	INV #2246.	75.68 100.00	1,300.00		
	--- Homeowner's Dues \$100.00				
12/31/2017	INV #2422.	66.22 100.00	1,400.00		
	--- 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	1,900.00	\$1,900.00

PBCCE Inc Units 5 & 6

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

Statement

Date
1/1/2000

To:
Demetri G & Helen H Nakos 1301-009-006 58 Davis Blvd. # 7 Tampa, FL 33606

					Amount Due	Amount Enc.
					\$1,900.00	
Date	Transaction				Amount	Balance
09/12/2018	INV #2577.				56.76 100.00	1,500.00
	--- Homeowner's Dues \$100.00					
09/22/2019	INV #2734.				47.30 100.00	1,600.00
	--- Homeowner's Dues \$100.00					
09/09/2020	INV #2891.				37.84 100.00	1,700.00
	--- Homeowner's Dues \$100.00					
12/05/2022	INV #3046.				28.38 200.00	1,900.00
	--- Homeowner's Dues \$100.00				18.92	
	--- Homeowner's Dues \$100.00				9.46 200.00	2,100.-
2023						
2024						
					Interest 1,986.56	
					princ. 2,100.00	
					<hr/> 4,086.56	
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	1,900.00	\$1,900.00	



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

October 8, 2024

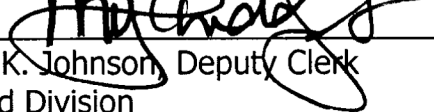
Perdido Bay Country Club Estates Cons Assoc
c/o Lisa S. Minshew
433 E Government St
Pensacola FL 32502

Re: Tax Certificate 2017 TD 05719

Dear Ms. Minshew,


Please find enclosed check # 90003112 in the amount of \$3,694.32
This amount represents payment of the claim on your behalf, for the surplus
funds being held by the Clerk's office as a result of the tax deed sale of the real
property located at 083S321301009006.

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

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

/mj
Enclosures

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
 P.O. BOX 333
 PENSACOLA, FL 32591-0333
 (850) 595-4140
REGISTRY ACCOUNT

Bank of America

 PENSACOLA, FLORIDA

63-27
 631

900037722

VOID AFTER 6 MONTHS

PAY

*THREE THOUSAND SIX HUNDRED NINETY-FOUR AND 32/100

PERDIDO BAY COUNTRY CLUB ESTATES CONS ASSOC

TO THE
ORDER
OF

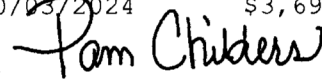
PERDIDO BAY COUNTRY CLUB ESTATES CONS
 ASSOC
 C/O LISA S MINSHEW
 433 E GOVERNMENT ST

DATE

AMOUNT

10/03/2024

\$3,694.32




PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900037722

10/03/2024 2017 TD 005719
 NAKOS, DEMETRI G

Case # 2017 TD 005719 Registry Check

3,694.32

900037722

10/03/2024 PERDIDO BAY COUNTRY CLUB
 ESTATES CONS ASSOC

\$3,694.32