



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0424-63

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MB INVESTMENT TRUST FBO MARIA BAYLISS 43852 RIVERPOINT DR. LEESBURG, VA 20176	Application date	Dec 16, 2023
Property description	WANG YUXIANG PO BOX 3126 TRENTON, NJ 08619 UNKNOWN 10-3002-870 LT 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W	Certificate #	2017 / 5721
		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)
# 2017/5721	06/01/2017	130.87	31.41	162.28
# 2021/4649	06/01/2021	71.54	19.32	90.86
# 2019/5532	06/01/2019	103.42	27.92	131.34
# 2018/5762	06/01/2018	117.03	31.60	148.63
→Part 2: Total*				533.11

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)
# 2023/5212	06/01/2023	68.63	6.25	4.12	79.00
# 2022/5035	06/01/2022	54.09	6.25	15.42	75.76
# 2020/5960	06/01/2020	78.89	6.25	37.87	123.01
Part 3: Total*					277.77

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)	810.88
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	21.01
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)	1,206.89

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 December 29th, 2023

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>04/03/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

125.00

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: 2300638

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
10-3002-870	2017/5721	06-01-2017	LT 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 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

12-16-2023
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:	0835321301018008	Year	Land	Imprv	Total	Cap Val
Account:	103002870	2023	\$500	\$0	\$500	\$500
Owners:	WANG YUXIANG	2022	\$500	\$0	\$500	\$500
Mail:	PO BOX 3126 TRENTON, NJ 08619	2021	\$500	\$0	\$500	\$500
Situs:		Disclaimer				
Use Code:	VACANT RESIDENTIAL	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
10/2005	5786	902	\$34,100	WD		Legal Description LT 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W
04/2005	5638	1915	\$4,000	WD		
03/1983	1751	924	\$4,200	WD		
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:
0.2678

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: 01/09/2024 (rc.14445)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MB INVESTMENT TRUST** holder of **Tax Certificate No. 05721**, 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 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002870 (0424-63)

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

YUXIANG WANG

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

Dated this 9th day of January 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 #: 10-3002-870 CERTIFICATE #: 2017-5721

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

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

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

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

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

Period Searched: January 09, 2004 to and including January 09, 2024 Abstractor: Ben Murzin

BY

Michael A. Campbell,
As President
Dated: January 15, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2024

Tax Account #: **10-3002-870**

1. The Grantee(s) of the last deed(s) of record is/are: **YUXIANG WANG**
By Virtue of Warranty Deed recorded 11/30/2005 in OR 5786/902

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) 2016-2022 are delinquent.
Tax Account #: 10-3002-870
Assessed Value: \$500.00
Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, UNITS 5 & 6 INC. AND PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: APR 3, 2024

TAX ACCOUNT #: 10-3002-870

CERTIFICATE #: 2017-5721

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. |

YUXIANG WANG
133 WINANT RD
PRINCETON, NJ 08540

YUXIANG WANG
P O BOX 3126
TRENTON, NJ 08619

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 15th day of January, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

January 15, 2024

Tax Account #:10-3002-870

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC
8/11/12 T3S R32W**

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3002-870(0424-63)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.

RECORD: 88-009

This instrument Prepared and Recorded By:
N.R.L.L. East, LLC,
P.O. BOX 2209
NEWPORT BEACH, CA 92659

After recording return to:

Yuxiang Wang
133 Winant Road
Princeton NJ, 08540

WARRANTY DEED

THIS INDENTURE made on the 26 day of October, 2005 between
N.R.L.L., East, A Florida Limited Liability Company organized and existing under the laws of the State
of Florida, having its principal place of business at 1 Mauchly, Irvine, CA 92618, (Hereinafter called
the "Grantor"*), and
Yuxiang Wang, A Single Man, (hereinafter called the "Grantee"*),
whose address is 133 Winant Road Princeton NJ, 08540.

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00)
dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is
hereby acknowledged, has granted, bargained, and sold to Grantee and Grantee's heirs and assigns forever,
the following described land situate, lying and being in Escambia County, Florida, to wit:

Lot 18, Block 8, in Perdido Bay Country Club Estates Unit 6, as recorded in Plat Book 8, Page 84-B, of the
Public Records of Escambia County, Florida.

Being the same property conveyed to N.R.L.L. East, LLC, a Florida Limited Liability Company, from James C.
Allgood, a single person, by Deed dated 4/27/2005, and recorded 5/13/05, by inst. # 2005372189, in BK 5638,
PG. 1915-1917.

PARCEL I.D.:08-3S-32-1301-018-008

Subject to reservations, restrictions, and easements of record, and taxes for the present year.
Reserving however, any and all oil, gas, and mineral rights.

This is not the homestead property of the Grantor.

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular or plural, as context requires.

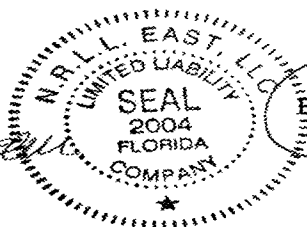
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year above
written.

Signed, sealed and delivered in
our presence as witnesses:

N.R.L.L. East, LLC,
a Florida limited liability company

Witness: [Signature]

Witness: [Signature]



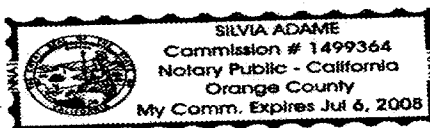
BY: [Signature]

John Martin, Authorized Agent

STATE OF California
COUNTY OF Orange

ON 11/30/05 BEFORE ME, Silvia Adame NOTARY PUBLIC, PERSONALLY APPEARED
John Martin [X] PERSONALLY KNOWN TO ME - OR - [] PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL

[Signature]



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05721 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

YUXIANG WANG YUXIANG WANG
PO BOX 3126 133 WINANT RD
TRENTON, NJ 08619 PRINCETON, NJ 08540

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
PO 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 15th day of February 2024.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

WARNING

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST holder of Tax Certificate No. 05721, 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 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103002870 (0424-63)

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

YUXIANG WANG

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

Dated this 2nd day of February 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

TAX DEED SEARCH RESULTS

Tax Deed Clerk File No.: 0424-63 Acct# 103002870

Tax Certificate No.: 2017 TD 05121

Titleholder: Yuxiang Wang Individual
 Company

Address from certification: PO Box 3126 Trenton, NJ 08619

Same as deed? Yes No. If no, address(es) on deed: 133 Winant Road Princeton, NJ 08540

Deed OR Book 5786 Page 902

Alternate addresses:

• Address: _____

• Address: _____

Source: _____

Source: _____

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>3/20/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>3/20/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>3/20/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia Clerk's tax deed records	<u>3/18/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Florida corporate record's search	<u>NA</u>		<input type="checkbox"/> no new address
Escambia Official Records search	<u>3/20/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>3/20/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Google search	<u>3/18/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address

Additional notes:

Found phone # but it's disc. ebh

sent cert mail to Yuxiang Wang PO Box 3125
Trenton, NJ 08619

YUXIANG WANG [0424-63]
PO BOX 3126
TRENTON, NJ 08619

YUXIANG WANG [0424-63]
133 WINANT RD
PRINCETON, NJ 08540

9171 9690 0935 0127 2311 00

HTN

PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, UNITS 5
& 6, INC [0424-63]
433 E GOVERNMENT ST
PENSACOLA, FL 32502

9171 9690 0935 0127 2311 24

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-63]
5210 PALE MOON DR
PENSACOLA, FL 32507

9171 9690 0935 0127 2310 70

Cart Mail sent on 3/21/24

YUXIANG WANG 0424-63
PO BOX 3125
TRENTON NJ 08619

9171 9690 0935 0128 2193 81

9171 9690 0935 0127 2311 17

In transit

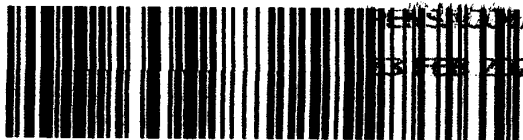
PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-63]
PO BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 2311 31

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0424-63]
4400 MOBILE HWY
PENSACOLA, FL 32506

9171 9690 0935 0127 2310 63

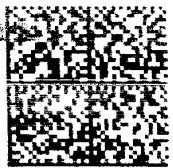
CERTIFIED MAIL™



9171 9690 0935 0127 2310 70

PENSACOLA FL 325

13 FEB 2024 PM 1:15



quadiant
FIRST-CLASS MAIL
IMI
\$007.36
02/23/2024 ZIP 32502
043M31219251

US POSTAGE

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

PAM CHILDERS
CLERK & COMPTROLLER
OFFICIAL RECORDS
221 PALAFOX PLACE - SUITE 110
PENSACOLA, FL 32502

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-63]
5210 PALE MOON DR
PENSACOLA, FL 32507

Ank

NIXIE 222 FE 2 0003/02/24

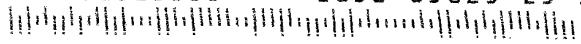
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9326090026629891

UTF

BC: 32502583335 *2638-05623-23-38

32502583335



Yuxiang Wang

Age 42, Born March 1982

Lives in Trenton, NJ

(305) 968-3996 *DISC*

Full Background Report Sponsored Link

- Arrest & Criminal Records
- Marriage & Divorce Records
- Misdemeanors & Felonies
- Bankruptcies, Liens & Judgments
- Registered Sex Offender Check
- Assets & Properties
- Warrants & Police Records
- Business Records
- Nationwide Court Records
- Professional Licenses
- Evictions & Foreclosures
- Social Media Records

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Also Seen As

Xiang Wangyu

Current Address

PO Box 3125

Trenton, NJ 08619

Mercer County
(Oct 2010 - Mar 2024)

Phone Numbers

(305) 968-3996 - Wireless *DISC*

Possible Primary Phone

Last reported Feb 2024

Verizon Wireless

Background Report Sponsored Link

- Arrest Records
- Current and Past Contact Info
- Court Records
- Reverse Phone Lookups
- Marriage & Divorce Records
- Age
- Bankruptcies, Judgments, Liens
- Addresses and Phone Numbers
- Search Warrants
- Relatives and Associates
- Criminal Records Data
- Public Records Data
- Property Records
- Complete Background Check

[View Background Report](#)

Sponsored Links

CERTIFIED MAIL™

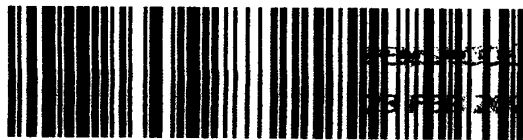
Pam Childers

Clerk of the Circuit Court & Comptroller

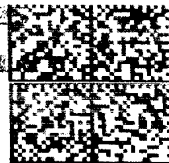
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2311 17



quadiant

FIRST-CLASS MAIL
IMI

\$007.36

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

CLERK OF CIRCUIT COURT
PAM CHILDERS
221 PALAFOX PLACE
SUITE 110
PENSACOLA, FL 32502
ANK

YUXIANG WANG [0424-63]

133 WINANT RD

PRINCETON, NJ 08540

933 432 063 900 6485

ANK

NIXIE

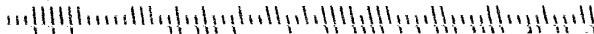
076 FE 1

0003/11/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

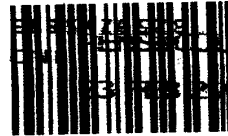
*2638-05681-23-38



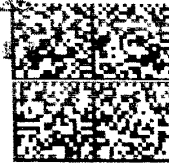
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CERTIFIED MAIL™

BC: 3250258335 *0238-02354-20-22



127 2311 31



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

RETURN TO SENDER
UNABLE TO FORWARD

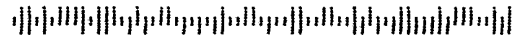
XXXXX 0000/20/24

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

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-63]
PO BOX 16231
PENSACOLA, FL 32507

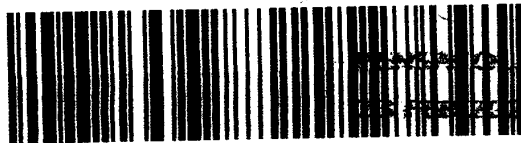
1st NOTICE 2/22/24
2nd NOTICE _____
RETURNED _____

32507-623131



CERTIFIED MAIL™

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



9171 9690 0935 0127 2310 63



quadiënt

FIRST-CLASS MAIL
IMI

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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

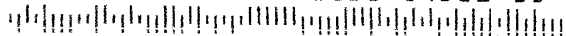
PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [0424-63]
4400 MOBILE HWY
PENSACOLA, FL 32506

NIXIE 322 DE 1 0003/23/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
32506-421000
525025833

BC: 32502583335 *2638-04581-23-38



THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST holder of Tax Certificate No. 05721, 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 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002870 (0424-63)

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

YUXIANG WANG

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

Dated this 22nd day of February 2024.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR3/6-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017-TD-05721 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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

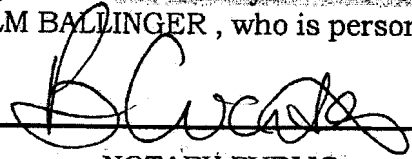
X 

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY


STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of March, 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 and Comptroller, Escambia County

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

April 5, 2024

MBINVESTMENT TRUST FBO MARIA BAYLISS
43852 RIVERPOINT DR
LEESBURG VA 20176

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the properties represented by the numbered certificates listed below. These properties were presented at auction on April 3, 2024, with "no bids". Please remit the following recording fees. These fees must be sent to our office NO LATER THAN APRIL 23, 2024. If you choose not to take this property, please call me at 850-595-3793. Thank you and have a great day.

CERT NUMBER	RECORDING FEES	CREDIT
2017 TD 005711	\$107.60	(\$80.00)
2017 TD 005712	\$107.60	(\$80.00)
2017 TD 005721	\$107.60	(\$120.00)
2017 TD 005733	\$98.10	(\$120.00)
2017 TD 005701	\$98.10	(\$120.00)
2017 TD 005699	\$105.50	(\$120.00)
2017 TD 005703	\$112.90	(\$120.00)
TOTALS	\$737.40	(\$760.00)

TOTAL DUE BACK TO YOU \$22.60

*** ALL FEES DUE BY APRIL 23, 2024 ***

Very truly yours,
PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg, Tax Deed Division

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
No Bid Tax Deed Sale

Cert # 005721 of 2017 Date 4/3/2024
Name NO BID-MB INVESTMENT TRUST

Cash Summary

Cash Deposit	\$0.00
Total Check	\$107.60
Grand Total	\$107.60

Purchase Price \$1,839.46 Opening Bid Amount \$1,839.46 OverBid Amount \$0.00

		Total Check	\$107.60
		Adv Recording Deed	\$10.00
		Adv Doc. Stamps	\$13.30
		Postage	\$51.80
		Researcher Copies	\$0.00
		Adv Recording Mail Cert	\$18.50
		Clerk's Prep Fee	\$14.00
Sheriff Services over \$60	0		
Legal Ad over \$165	0		
		Total Extra TD Registry of Court Fees	0

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
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 JUVENILE
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 MIS
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 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2017 TD 005721

Sold Date 4/3/2024

Name NO BID-MB INVESTMENT TRUST

RegistryOfCourtT = TAXDEED	0
overbidamount = TAXDEED	\$0.00
PostageT = TD2	\$51.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$13.30
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 005721	
1/9/2024	RECEIPT	PAYMENT \$456.00 RECEIPT #2024002141	
1/9/2024	TD83	TAX COLLECTOR CERTIFICATION	
1/9/2024	TD84	PA'S INFO	
1/9/2024	TD84	NOTICE OF TDA	
1/25/2024	TD82	PROPERTY INFORMATION REPORT	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133334) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
3/8/2024	CheckMailed	CHECK PRINTED: CHECK # 900036790 -- REGISTRY CHECK	
3/22/2024	TD84	TAX DEED SEARCH RESULTS	
4/1/2024	TD84	PROOF OF PUBLICATION	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
1/9/2024 3:09:25 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
1/9/2024 3:09:26 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
1/9/2024 3:09:26 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
1/9/2024 3:09:25 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
1/9/2024 3:09:26 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
1/9/2024 3:11:23 PM	2024002141	MB INVESTMENT TRUST	456.00	456.00	0.00

			Total	456.00	456.00	0.00
REGISTRY						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:23 AM	Check (outgoing)	101874449	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
1/9/2024 3:11:23 PM	Deposit	101856938	MB INVESTMENT TRUST		320.00	Deposit
Deposited			Used		Balance	
320.00			11,600.00		-11,280.00	

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05721 of 2017

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

YUXIANG WANG YUXIANG WANG
PO BOX 3126 133 WINANT RD
TRENTON, NJ 08619 PRINCETON, NJ 08540

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
PO BOX 16231
PENSACOLA, FL 32507

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

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MB INVESTMENT TRUST holder of Tax Certificate No. 05721, 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 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103002870 (0424-63)

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

YUXIANG WANG

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

Dated this 22nd day of February 2024.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR3/6-3/27TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2017-TD-05721 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024, March 13, 2024, March 20, 2024, and March 27, 2024.

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

X

Malcolm Ballinger
MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

X

Brooklyn Faith Coates
, NOTARY PUBLIC



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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024028303 4/17/2024 8:29 AM
OFF REC BK: 9132 PG: 1017 Doc Type: TXD
Recording \$10.00 Deed Stamps \$13.30

Tax deed file number 0424-63

Parcel ID number 083S321301018008

TAX DEED

Escambia County, Florida

for official use only

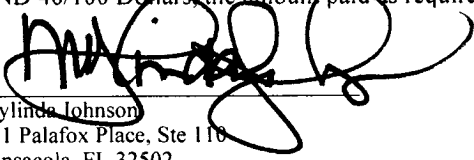
Tax Certificate numbered 05721 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 3rd day of April 2024, the land was offered for sale. It was sold to **MB INVESTMENT TRUST FBO MARIA BAYLISS**, 43852 RIVERPOINT DR LEESBURG VA 20176, who was the highest bidder and has paid the sum of the bid as required by law.

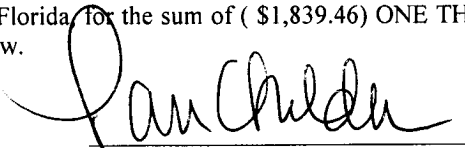
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands: LT 18 BLK 8 PERDIDO BAY COUNTRY CLUB ESTATES UNIT #6 PB 8 P 84B OR 5786 P 902 SEC 8/11/12 T3S R32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

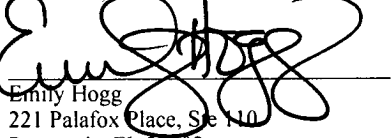
**** Property previously assessed to: YUXIANG WANG**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$1,839.46) ONE THOUSAND EIGHT HUNDRED THIRTY NINE AND 46/100 Dollars, the amount paid as required by law.


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

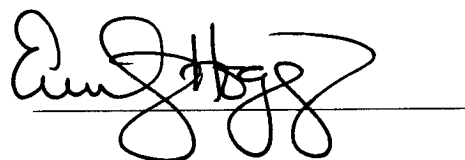

Pam Childers,
Clerk of Court and Comptroller
Escambia County, Florida




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

On this 3rd day of April, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

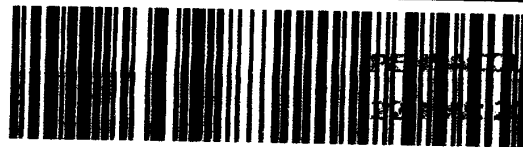
Witness my hand and office seal date aforesaid



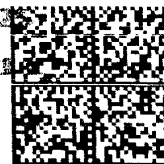


Emily Hogg
Comm.: HH 373864
Expires: March 15, 2027
Notary Public - State of Florida

CERTIFIED MAIL™



PENSACOLA FL 32502
03/22/2024 PM 1



9171 9690 0935 0128 2193 81

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03/22/2024 ZIP 32502
043M31219251

US POSTAGE

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

2024 APR 26

unclaimed
0424-63
03/26

17/05721

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