



# 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

0424-53

<b>Part 1: Tax Deed Application Information</b>			
Applicant Name Applicant Address	VICTORIA BAYLISS 43852 RIVERPOINT DR LEESBURG, VA 20176	Application date	Sep 09, 2023
Property description	NEES GAILARD C & NEES FLORENCE C & 703 RIVERSIDE DR ELKHART, IN 46514 12630 INDIO CT 10-3005-284 LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 (Full legal attached.)	Certificate #	2017 / 5753
		Date certificate issued	06/01/2017

<b>Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application</b>				
Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2017/5753	06/01/2017	131.82	23.73	155.55
<b>→ Part 2: Total*</b>				<b>155.55</b>

<b>Part 3: Other Certificates Redeemed by Applicant (Other than County)</b>					
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/5996	06/01/2020	92.74	6.25	19.48	118.47
# 2019/5569	06/01/2019	105.27	6.25	20.53	132.05
# 2018/5798	06/01/2018	78.10	6.25	65.60	149.95
<b>Part 3: Total*</b>					<b>400.47</b>

<b>Part 4: Tax Collector Certified Amounts (Lines 1-7)</b>	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	556.02
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. <b>Total Paid (Lines 1-6)</b>	<b>931.02</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Escambia, Florida

Sign here: Date November 21st, 2023

Signature, Tax Collector or Designee

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

46.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>04/03/2024</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300603

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
VICTORIA 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
10-3005-284	2017/5753	06-01-2017	LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32

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  
VICTORIA BAYLISS  
43852 RIVERPOINT DR  
LEESBURG, VA 20176

09-09-2023  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode  Account  Parcel ID ▶

Printer Friendly Version

General Information		Assessments				
<b>Parcel ID:</b>	0835326000001006	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	103005284	2023	\$500	\$0	\$500	\$500
<b>Owners:</b>	NEES GAILARD C & NEES FLORENCE C & LUTHER ROY E & LUTHER VIRGINIA M	2022	\$500	\$0	\$500	\$500
<b>Mail:</b>	703 RIVERSIDE DR ELKHART, IN 46514	2021	\$500	\$0	\$500	\$500
<b>Situs:</b>	12630 INDIO CT 32507	<b>Disclaimer</b>				
<b>Use Code:</b>	WASTE LAND 🔍	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for New Homestead Exemption Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Official Records (New Window)</b>	None
06/1984	1927	507	\$12,500	QC		<b>Legal Description</b> LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12... 🔍
02/1984	1885	777	\$4,500	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						<b>Extra Features</b> None

**Section Map Id:**  
12-3S-32-1

**Approx. Acreage:**  
0.2747

**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: 11/28/2023 (rc.2704)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **VICTORIA BAYLISS** holder of **Tax Certificate No. 05753**, 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 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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

**TAX ACCOUNT NUMBER 103005284 (0424-53)**

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

**GAILARD C NEES and FLORENCE C NEES and ROY E LUTHER and VIRGINIA LUTHER**

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 28th day of November 2023.

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-3005-284 CERTIFICATE #: 2017-5753

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 03, 2004 to and including January 03, 2024 Abstractor: Ben Murzin

BY

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

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

January 15, 2024

Tax Account #: **10-3005-284**

1. The Grantee(s) of the last deed(s) of record is/are: **GAILARD C NEES, FLORENCE C NEES AND ROY E LUTHER AND VIRGINIA M LUTHER**

**By Virtue of Warranty Deed recorded 3/16/1984 in OR 1885/777 along with Quit Claim Deed recorded 06/20/1984 in OR 1927/509**

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. **Final Judgment in favor of American Express Centurion Bank, a Delaware Banking Institution recorded 06/14/2002 – OR 4920/461**

4. Taxes:

**Taxes for the year(s) 2016-2022 are delinquent.**

**Tax Account #: 10-3005-284**

**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 UNIT VII, 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 #:** 10-3005-284

**CERTIFICATE #:** 2017-5753

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.                    |

GAILARD C NEES FLORENCE C NEES ROY E LUTHER VIRGINIA M LUTHER 703 RIVERSIDE DR ELKHART, IN 46514	GAILARD C NEES FLORENCE C NEES ROY E LUTHER VIRGINIA M LUTHER 2018 N FISHER AVE SPEEDWAY, IN 46221	AMERICAN EXPRESS CENTURION BANK, A DELAWARE BANKING INSTITUTION 777 AMERICAN EXPRESSWAY, FT LAUDERDALE, FL 33337
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PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC. 12700 BAHIA CT 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 UNIT VII, INC. PO BOX 34274 PENSACOLA, FL 32507
--	---

ROY LUTHER  
2260 EASTMAN LN  
CANTONMENT, FL 32533

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> day of January, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

**PROPERTY INFORMATION REPORT**

**January 15, 2024**

**Tax Account #:10-3005-284**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC  
21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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

**TAX ACCOUNT NUMBER 10-3005-284(0424-53)**

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

Made this 15 day of February, 19 84, between EQUITABLE BANK, N.A., a National banking association, hereinafter called "Grantor," and Gailard C. Nees and Florence C. Nees

hereinafter called "Grantee," whose mailing address is 2018 North Fisher Avenue, Speedway, IN 46224;

WITNESSETH:

That Grantor for VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Crantee, 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) 1, Block 6, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 7, as recorded in Plat Book 8, Page 90B, 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.

277122

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

By: [Signature] President

(Corporate Seal)

Attest: [Signature] Secretary

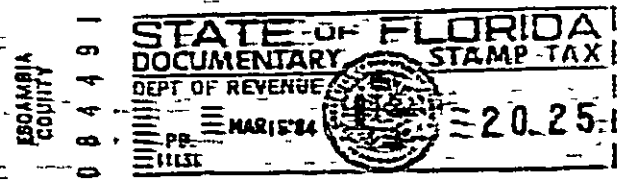
STATE OF Maryland COUNTY OF [Signature]

I HEREBY CERTIFY, that on this 15th day of February, 1984, 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 Sutcliffe, State of Maryland, the day and year last aforesaid.

[Signature] NOTARY PUBLIC, State of Maryland

My Commission Expires: July 1, 1986



This instrument prepared by:  
Jeffrey T. Sauer  
Smith, Sauer & Venn, P.A.  
Post Office Box 12446  
Pensacola, Florida 32582-2446

THIS QUIT-CLAIM DEED, Executed this 10<sup>th</sup> day of June, A.D. 1984, by

Gailard C. Nees and Florence C. Nees  
first party, to

Roy E. Luther and Virginia H. Luther, as to an undivided  $\frac{1}{2}$  interest.

whose post office address is

2018 North Fisher Avenue, Speedway, Indiana 46221

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$ 10.00-----  
TEN AND NO/100-----and other good and valuable consideration-----,  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise,  
release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand  
which the said first party has in and to the following described lot, piece or parcel of land, situate,  
lying and being in the County of Escambia State of Florida, to-wit:

Lot 1, Block 6, in PERDIDO BAY COUNTRY CLUB ESTATES, Unit 7, as recorded in Plat Book  
2, Page 90-B of the public records of Escambia County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging  
or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever  
of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said  
second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year  
first above written.

Signed, sealed and delivered in presence of:

Susan E. Rodgers

Larry J. Henry

Gailard C. Nees  
Gailard C. Nees

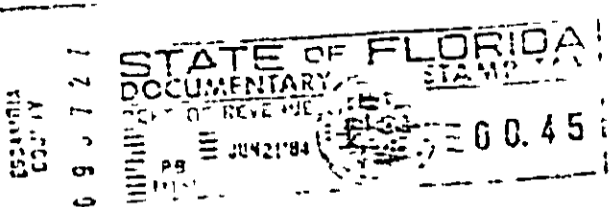
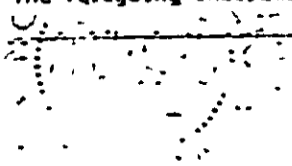
Florence C. Nees  
Florence C. Nees

STATE OF FLORIDA In and for  
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 6th day of June  
1984 by Gailard C. Nees and Florence C. Nees.

Susan E. Rodgers  
Notary Public

My Commission Expires: 9-21-84



IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2002-SC-1549

DR BK 4920 PGO461  
Escambia County, Florida  
INSTRUMENT 2002-974869

AMERICAN EXPRESS CENTURION  
BANK, A DELAWARE BANKING  
INSTITUTION

Plaintiff

DEFAULT FINAL JUDGMENT

vs.

ROY LUTHER

RCD Jun 14, 2002 08:31 am  
Escambia County, Florida

Defendant(s)

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2002-974869

THIS CAUSE having come to be heard before me upon the motion of the Plaintiff herein,  
and the Court finding that a Default was entered, and being otherwise fully advised in the  
premises, it is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 777 American Expressway, Ft.Lauderdale, FL 33337 shall  
recover from Defendant(s) ROY LUTHER the principal sum of \$2,963.63, court costs in the  
amount of \$114.50, interest in the amount of \$358.06, and attorneys' fees in the amount of \$500  
\_\_\_, that shall bear interest at the rate of 9% per annum, for all of which let execution issue.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact  
Information Sheet) and return it to the Plaintiff's attorney, within 45 days from the date of this  
Final Judgment, unless the Final Judgment is satisfied or a motion for new trial or notice of  
appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the  
Defendant(s) to complete form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED at Pensacola, Escambia County, Florida on this the 11 day of

June, 2002

[Signature]  
COUNTY COURT JUDGE

2002 JUN 11 P 4:08  
FILED & RECORDED  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FL

Copies furnished to:  
HAYT, HAYT & LANDAU  
7765 SW 87 Ave, Suite 101  
Miami, Fl 33173

ROY LUTHER  
2260 Eastman Ln  
Cantonment Florida 32533  
02-01723-0 1506978525

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05753 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:

GAILARD C NEES    FLORENCE C NEES  
703 RIVERSIDE DR    703 RIVERSIDE DR  
ELKHART, IN 46514    ELKHART, IN 46514

ROY E LUTHER    VIRGINIA LUTHER  
703 RIVERSIDE DR    703 RIVERSIDE DR  
ELKHART, IN 46514    ELKHART, IN 46514

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.    PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC  
12700 BAHIA CT    P O BOX 16231  
PENSACOLA, FL 32502    PENSACOLA, FL 32507

ROY LUTHER    AMERICAN EXPRESS CENTURION BANK, A DELAWARE BANKING INSTITUTION  
2260 EASTMAN LN    777 AMERICAN EXPRESSWAY,  
CANTONMENT, FL 32533    FT LAUDERDALE, FL 33337

PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC    PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.  
5210 PALE MOON DR    PO BOX 34274  
PENSACOLA, FL 32507    PENSACOLA, FL 32507

GAILARD C NEES    FLORENCE C NEES  
2018 N FISHER AVE    2018 N FISHER AVE  
SPEEDWAY, IN 46221    SPEEDWAY, IN 46221

ROY E LUTHER    VIRGINIA LUTHER  
2018 N FISHER AVE    2018 N FISHER AVE  
SPEEDWAY, IN 46221    SPEEDWAY, IN 46221

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 VICTORIA BAYLISS holder of Tax Certificate No. 05753, 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 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103005284 (0424-53)

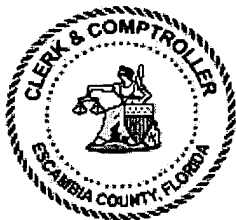
The assessment of the said property under the said certificate issued was in the name of

**GAILARD C NEES and FLORENCE C NEES and ROY E LUTHER and VIRGINIA LUTHER**

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.: 0424-53 Acct# 103005284

Tax Certificate No.: 2017 TD 05753

Individual

Titleholder: Gailard C Nees, Florence C Nees, Roy E Luther, Virginia Luther  Company

Address from certification: 703 Riverside Dr, Elkhart, IN 46514

Same as deed?  Yes  No. If no, address(es) on deed: 2018 North Fisher Ave Speedway IN 46224

Deed OR Book 1885 Page 777

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 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 some phone #'s, called but no luck. ebh  
sent new cert mail on 3/21/24

GAILARD C NEES 0424-53  
 10735 W DAM RD  
 POLAND IN 47868

VIRGINIA M LUTHER 0424-53  
 1111 PINTAIL CT  
 COLUMBUS IN 47201

of poten

9171 9690 0935 0128 2193 74

9171 9690 0935 0128 2193 67



GAILARD C NEES [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

FLORENCE C NEES [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

9171 9690 0935 0127 2319 64

In transit

ROY E LUTHER [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

9171 9690 0935 0127 2292 13

RTN - UTR

VIRGINIA LUTHER [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

9171 9690 0935 0127 2292 06

RTN - UTR

PERDIDO BAY COUNTRY CLUB  
ESTATES UNIT VII, INC. [0424-53]  
12700 BAHIA CT  
PENSACOLA, FL 32502

9171 9690 0935 0127 2292 20

RTN - UTR

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-53]  
P O BOX 16231  
PENSACOLA, FL 32507

9171 9690 0935 0127 2319 57

ROY LUTHER [0424-53]  
2260 EASTMAN LN  
CANTONMENT, FL 32533

9171 9690 0935 0127 2319 95

AMERICAN EXPRESS CENTURION  
BANK, A DELAWARE BANKING  
INSTITUTION [0424-53]  
777 AMERICAN EXPRESSWAY,  
FT LAUDERDALE, FL 33337

9171 9690 0935 0127 2319 88

RTN - NO such #

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-53]  
5210 PALE MOON DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 2319 71

PERDIDO BAY COUNTRY CLUB  
ESTATES UNIT VII, INC. [0424-53]  
PO BOX 34274  
PENSACOLA, FL 32507

9171 9690 0935 0127 2319 40

GAILARD C NEES [0424-53]  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

9171 9690 0935 0127 2319 33

FLORENCE C NEES [0424-53]  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

9171 9690 0935 0127 2319 26

RTN - UTR

ROY E LUTHER [0424-53]  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

9171 9690 0935 0127 2319 02

RTN - UTR

VIRGINIA LUTHER [0424-53]  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

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RTN - UTR

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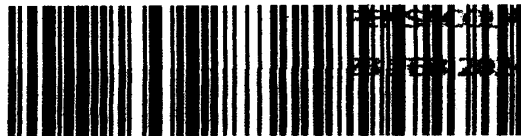
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

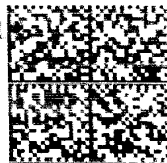
221 Palafox Place, Suite 110

Pensacola, FL 32502



FL 32502 FL 325

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FIRST-CLASS MAIL  
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CLERK & COMPTROLLER  
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ESSEX COUNTY, FL

FLORENCE C NEES [0424-53]

703 RIVERSIDE DR

ELKHART, IN 46514

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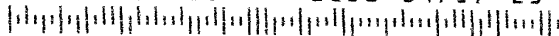
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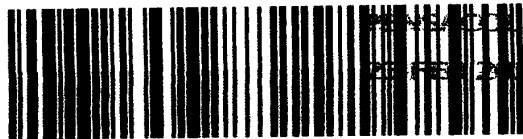
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Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA, FL 325  
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CLERK OF THE CIRCUIT COURT & COMPTROLLER  
OFFICIAL RECORDS

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PENSACOLA COUNTY, FL

ROY E LUTHER [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

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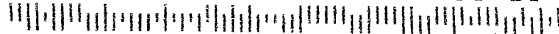
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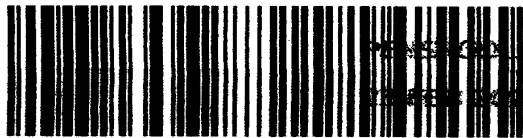
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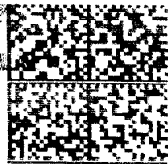


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Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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02/23/2024 ZIP 32502  
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US POSTAGE

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PAM CHILDERS  
CLERK & COMPTROLLER  
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COCA COUNTY, FL

VIRGINIA LUTHER [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

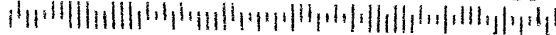
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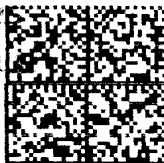
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Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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CLERK OF CIRCUIT COURT  
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SCOTT COUNTY, FL

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ROY LUTHER [0424-53]  
2260 EASTMAN LN  
CANTONMENT, FL 32533

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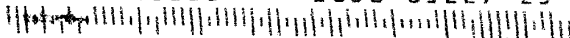
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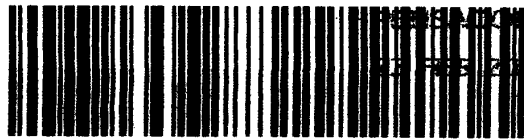
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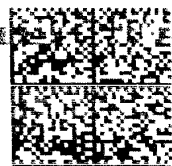


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PENSACOLA FL 325

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Pensacola, FL 32502

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PENSACOLA, FL 32502  
2024 MAR -8 A 11:1  
PENSACOLA COUNTY, FL

GAILARD C NEES [0424-53]  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

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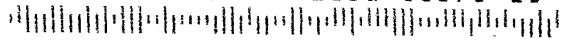
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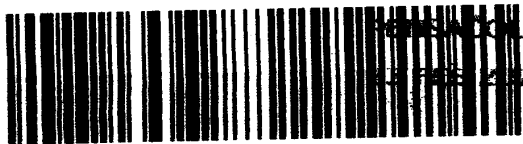
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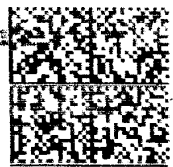
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Pensacola, FL 32502

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OFFICIAL RECORDS

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ESCAMBIA COUNTY, FL

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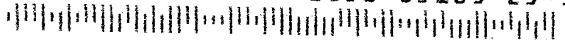
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SPEEDWAY, IN 46221

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Pensacola, FL 32502

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OFFICIAL RECORDS  
PENSACOLA, FL

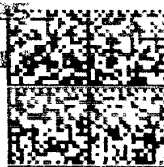
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ESCAMBAGO COUNTY, FL



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PENSACOLA, FL 32502  
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ROY E LUTHER [0424-53]  
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SPEEDWAY, IN 46221

9400920885064240

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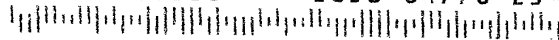
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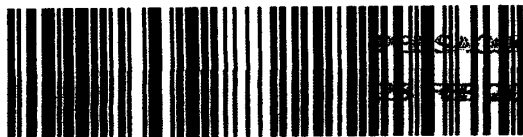
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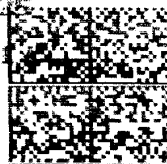
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Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PENSACOLA FL 325  
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02/23/2024 ZIP 32502  
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CLERK & CC  
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PENSACOLA COUNTY, FL

VIRGINIA LUTHER [0424-53]  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

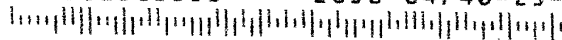
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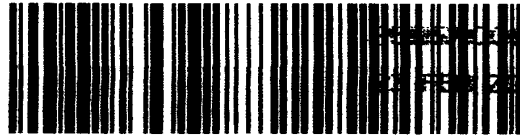
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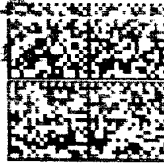
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Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

FL 32502  
23 FEB 2024 PM 1



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02/23/2024 ZIP 32502  
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US POSTAGE

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PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-53]  
5210 PALE MOON DR

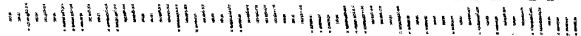
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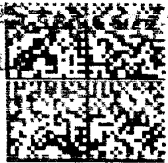
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FIRST-CLASS MAIL  
IMI  
**\$007.36**  
02/23/2024 ZIP 32502  
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**US POSTAGE**

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UNABLE TO FORWARD

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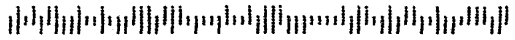
PAM CHILDERS  
CLERK & COMPANY  
FILED

FEB 23 5 A 11:37

TUNTY, FL

PERDIDO BAY COUNTRY CLUB  
ESTATES UNIT VII, INC. [0424-53]  
PO BOX 34274  
PENSACOLA, FL 32507

32507-999955



## Gailard C Nees

Age 108, Born December 1915

Lives in Poland, IN

DISC



### Full Background Report Sponsored Link

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

[View Full Background Report](#)



### Also Seen As

Gailard C Nees



### Current Address

[Redacted Address]

2 Bed | 1 Bath | 980 Sq Ft | Built 1986  
Owen County  
(Jan 1990 - Mar 2024)

[Ad] Attention Real Estate Investors!

Professional investors use [PropertyReach.com](https://www.propertyreach.com) to get leads, try it for free for 7 days!



### Phone Numbers

[Redacted] landline

DISC

**Possible Primary Phone**  
Last reported Feb 2024  
Endeavor Communications

[Redacted] landline

DISC

Last reported Feb 2004  
Frontier North



### Background Report Sponsored Link

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

[View Background Report](#)

### Sponsored Links

# Florence C Nees

Age 105, Born August 1918

Lives in Elkhart, IN

(317) 295-5448

*Disc*

## Full Background Report Sponsored Link

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

[View Full Background Report](#)

## Current Address

703 N Riverside Dr  
Elkhart, IN 46514

3 Bed | 2.5 Bath | 4768 Sq Ft | Built 1971  
Elkhart County  
(May 2005 - Mar 2024)

[Ad] Attention Real Estate Investors!

Professional investors use [PropertyReach.com](#) to get leads, try it for free for 7 days!

## Phone Numbers

*Disc*  
[Redacted] Landline

**Possible Primary Phone**  
Last reported Feb 2024  
Frontier North

[Redacted] Landline

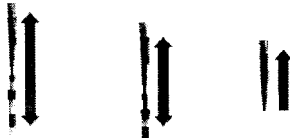
*Busy*  
Last reported Sep 1999  
Endeavor Communications

## Full Background Report Sponsored Link

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

[View Full Background Report](#)

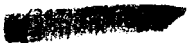
## Sponsored Links



# Roy E Luther

Death Record May 1986 (age 66)

Lives in Indianapolis, IN



*NO answer*



## Full Background Report Sponsored Link

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

[View Full Background Report](#)



## Current Address

2018 Fisher Ave

Indianapolis, IN 46224

\$229,000 | 2 Bed | 797 Sq Ft | Built 1948

Marion County  
(Oct 1980 - Mar 2024)

[Ad] [Attention Real Estate Investors!](#)

Professional investors use [PropertyReach.com](#) to get leads, try it for free for 7 days!



## Phone Numbers

- Landline

**Possible Primary Phone**

Last reported Feb 2024  
Ameritech Indiana

*NO answer*

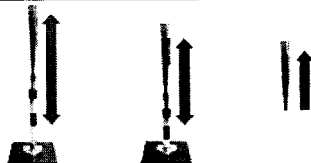


## Background Report Sponsored Link

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

[View Background Report](#)

## Sponsored Links



# Virginia M Luther

Age 102, Born September 1921

Lives in Columbus, IN

*wrong # voice mail said Ron*

## Full Background Report Sponsored Link

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

[View Full Background Report](#)

## Also Seen As

Virginia Marie Luther, Virginia E Luther, Virginia Marie Ahlemeyer

## Current Address



Bartholomew County  
(Mar 1993 - Mar 2024)

## Phone Numbers

*wrong #*  
[Redacted] Landline

**Possible Primary Phone**  
Last reported Feb 2024  
Ameritech Indiana

[Redacted] Landline

Last reported Jun 2018  
Ameritech Indiana

*NO answer*

## Background Report Sponsored Link

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

[View Background Report](#)

Sponsored Links



**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

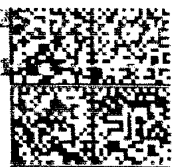
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502  
FEB 23 2024 PM 1



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

US POSTAGE

9171 9690 0935 0127 2319 64

*APK*

2024 MAR 11 11:02 AM  
PENSACOLA, FL 32502

GAILARD C NEES [0424-53]  
703 RIVERSIDE DR  
ELKHART, IN 46514

9324189953019567

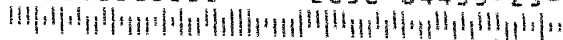
ANK

480325027833  
4803141027833

NIXIE 462 FE 1 0003/11/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335 \*2638-04499-23-38



# 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 VICTORIA BAYLISS holder of Tax Certificate No. 05753, 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 1 BLK 6 PERDIDO BAY COUNTRY ESTATES  
UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC  
21/22 T 3S R 31 SEC 8/12 T 3S R 32

SECTION 08, TOWNSHIP 3 S, RANGE 32 W  
TAX ACCOUNT NUMBER 103005284 (0424-53)

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

GAILARD C NEES and FLORENCE C NEES and  
ROY E LUTHER and VIRGINIA LUTHER

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-05753 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 27<sup>th</sup> 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  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



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

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

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

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

**Cert # 005753 of 2017 Date 4/3/2024**  
**Name THU HONG NGUYEN**

**Cash Summary**

Cash Deposit	\$505.00
Total Check	\$9,708.20
Grand Total	\$10,213.20

Purchase Price (high bid amount)	\$10,100.00	Total Check	\$9,708.20
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$70.70	Adv Doc. Stamps	\$70.70
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,657.31	Postage	\$118.40
		Researcher Copies	\$0.00
- postage	\$118.40		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,538.91	Registry of Court	\$1,538.91
Purchase Price (high bid)	\$10,100.00		
-Registry of Court	\$1,538.91	Overbid Amount	\$8,442.69
-advance recording (for mail certificate)	\$18.50		
-postage	\$118.40		
-Researcher Copies	\$0.00		
= Overbid Amount	\$8,442.69		

**PAM CHILDERS**  
 Clerk of the Circuit Court

By:   
 Deputy Clerk

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

**Case # 2017 TD 005753**  
**Sold Date 4/3/2024**  
**Name THU HONG NGUYEN**

RegistryOfCourtT = TAXDEED	\$1,538.91
overbidamount = TAXDEED	\$8,442.69
PostageT = TD2	\$118.40
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$70.70
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 005753	
11/28/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023086603	
11/28/2023	TD83	TAX COLLECTOR CERTIFICATION	
11/28/2023	TD84	PA'S INFO	
11/28/2023	TD84	NOTICE OF TDA	
1/25/2024	TD82	PROPERTY INFORMATION REPORT	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133324) 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
11/28/2023 11:06:15 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
11/28/2023 11:06:16 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
11/28/2023 11:06:16 AM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
11/28/2023 11:06:15 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
11/28/2023 11:06:17 AM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

**RECEIPTS**

ReceiptDate	ReceiptNumber	Received from	payment_amt	applied_amt	refunded_amt
11/28/2023 11:11:24 AM	2023086603	VICTORIA BAYLISS	456.00	456.00	0.00

		Total	456.00	456.00	0.00	
<b>REGISTRY</b>						
CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:24 AM	Check (outgoing)	101874428	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
11/28/2023 11:11:24 AM	Deposit	101846706	VICTORIA BAYLISS		320.00	Deposit
<b>Deposited</b>			<b>Used</b>		<b>Balance</b>	
320.00			11,600.00		-11,280.00	

# 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 business day af

Sale Date	Case ID	Parcel	Bidder	Winning Bid	Deposit	Auction Balance	Clerk Fees	Rec Fees	EA Fee	POPR Fee	Doc ** Stamps	Total Due	Certificate Number	Name On Title	Title A		
04/03/2024	2017 TD 00575	083S3:	Edit Name on Title									.00	\$24.50	\$3,367.00	05756	Thu Hong Thi Ngu; 5156 Sai	
04/03/2024	2017 TD 00575	083S3:	Name on Title									.00	\$70.70	\$9,708.20	05753	Thu Hong Thi Ngu; 5156 Sai	
04/03/2024	2017 TD 00573	083S3:	Custom Fields									.00	\$11.20	\$53.70	05733		
04/03/2024	2017 TD 00572	083S3:	Style									.00	\$13.30	\$55.80	05721		
04/03/2024	2017 TD 00571	083S3:	Case Number: 2017 TD 005753									.00	\$13.30	\$1,755.80	05717	Eagleview Financi; 4125 SV	
04/03/2024	2017 TD 00571	083S3:	Result Date: 04/03/2024									.00	\$13.30	\$55.80	05712		
04/03/2024	2017 TD 00571	083S3:	Title Information:									.00	\$13.30	\$55.80	05711		
04/03/2024	2017 TD 00570	083S3:	Name: Thu Hong Thi Nguyen									.00	\$11.20	\$1,453.70	05708	Eagleview Financi; 4125 SV	
04/03/2024	2017 TD 00570	083S3:	Address1: 5156									.00	\$11.90	\$1,554.40	05704	Eagleview Financi; 4125 SV	
04/03/2024	2017 TD 00570	083S3:	Address2: San Miguel St.									.00	\$11.20	\$53.70	05703		
04/03/2024	2017 TD 00569	083S3:	City: Milton									.00	\$11.20	\$53.70	05699		
04/03/2024	2017 TD 00569	083S3:	State: FL									.00	\$13.30	\$1,755.80	05695	Eagleview Financi; 4125 SV	
04/03/2024	2017 TD 00569	083S3:	Zip: 32583									.00	\$10.50	\$1,353.00	05694	Investment 15150 Bl	
04/03/2024	2017 TD 00253	142S3:										.00	\$51.10	\$7,028.60	02531	JEFFREY P BURC 2716 Wc	
04/03/2024	2017 TD 00225	092S3:										.00	\$67.90	\$9,325.40	02257	Roman Vashurin 6123 Ch	

Cancel Update

TOTALS: Items Count: 16 Balance: \$36,645.00 Clerk Fees: \$0.00 Rec Fees: \$680.00 Doc Stamps: \$350.10 Total Due: \$37,684.10

70313

Thu Hong Nguyen

Deposit

\$10,100.00

\$505.00

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024026672 4/10/2024 12:42 PM  
OFF REC BK: 9129 PG: 1840 Doc Type: COM  
Recording \$18.50

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

**CERTIFICATE # 05753 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:

GAILARD C NEES FLORENCE C NEES  
703 RIVERSIDE DR 703 RIVERSIDE DR  
ELKHART, IN 46514 ELKHART, IN 46514

ROY E LUTHER VIRGINIA LUTHER  
703 RIVERSIDE DR 703 RIVERSIDE DR  
ELKHART, IN 46514 ELKHART, IN 46514

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC. PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC  
12700 BAHIA CT P O BOX 16231  
PENSACOLA, FL 32502 PENSACOLA, FL 32507

ROY LUTHER AMERICAN EXPRESS CENTURION BANK, A DELAWARE BANKING INSTITUTION  
2260 EASTMAN LN 777 AMERICAN EXPRESSWAY,  
CANTONMENT, FL 32533 FT LAUDERDALE, FL 33337

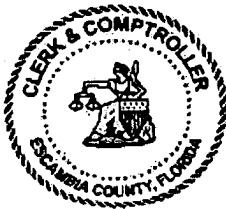
PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.  
5210 PALE MOON DR PO BOX 34274  
PENSACOLA, FL 32507 PENSACOLA, FL 32507

GAILARD C NEES FLORENCE C NEES  
2018 N FISHER AVE 2018 N FISHER AVE  
SPEEDWAY, IN 46221 SPEEDWAY, IN 46221

ROY E LUTHER VIRGINIA LUTHER  
2018 N FISHER AVE 2018 N FISHER AVE  
SPEEDWAY, IN 46221 SPEEDWAY, IN 46221

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 VICTORIA BAYLISS holder of Tax Certificate No. 05753, 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 1 BLK 6 PERDIDO BAY COUNTRY ESTATES  
UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC  
21/22 T 3S R 31 SEC 8/12 T 3S R 32

SECTION 08, TOWNSHIP 3 S, RANGE 32 W  
TAX ACCOUNT NUMBER 103005284 (0424-53)

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

GAILARD C NEES and FLORENCE C NEES and  
ROY E LUTHER and VIRGINIA LUTHER

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-05753 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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

X

Malcolm Ballinger  
MALCOLM BALLINGER, PUBLISHER FOR THE  
SUMMATION WEEKLY

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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

X

Blair  
NOTARY PUBLIC



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



Tax deed file number 0424-53

Parcel ID number 083S326000001006

**TAX DEED**

Escambia County, Florida

for official use only

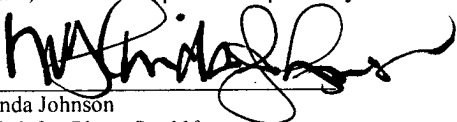
Tax Certificate numbered 05753 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **Thu Hong Thi Nguyen**, 5156 San Miguel St. Milton FL 32583, who was the highest bidder and has paid the sum of the bid as required by law.

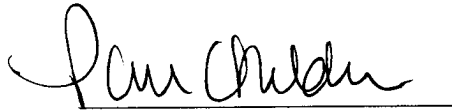
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

**Description of lands: LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32 SECTION 08, TOWNSHIP 3 S, RANGE 32 W**

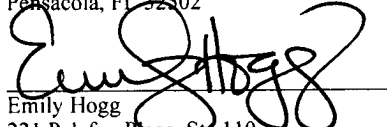
**\*\* Property previously assessed to: GAILARD C NEES, FLORENCE C NEES, ROY E LUTHER, VIRGINIA LUTHER**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of ( \$10,100.00) TEN THOUSAND ONE HUNDRED AND 00/100 Dollars, the amount paid as required by law.

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

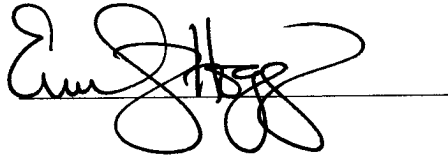
  
Pam Childers,  
Clerk of Court and Comptroller  
Escambia County, Florida



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

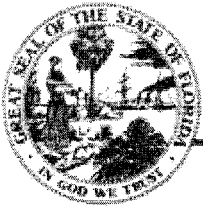
On this 3<sup>rd</sup> day of April, 2024, before me personally appeared Pam Childers  
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his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

Witness my hand and office seal date aforesaid





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



# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

AMERICAN EXPRESS CENTURION BANK, A DELAWARE BANKING INSTITUTION  
777 AMERICAN EXPRESSWAY,  
FT LAUDERDALE, FL 33337

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$8,180.15** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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

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

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Dated this 15th day of April 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

9171 9690 0935 0128 0589 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

FLORENCE C NEES  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$8,180.15** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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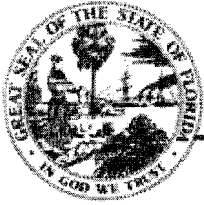


ESCAMBIA COUNTY CLERK OF COURT

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

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

9171 9690 0935 0128 0589 11



# 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

FLORENCE C NEES  
703 RIVERSIDE DR  
ELKHART, IN 46514

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

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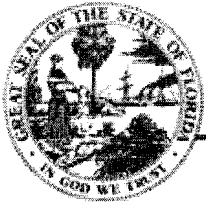


ESCAMBIA COUNTY CLERK OF COURT

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

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

GAILARD C NEES  
10735 W DAN RD  
POLAND IN 47868

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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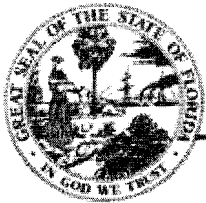


ESCAMBIA COUNTY CLERK OF COURT

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

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

GAILARD C NEES  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

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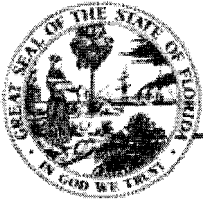


ESCAMBIA COUNTY CLERK OF COURT

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

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

GAILARD C NEES  
703 RIVERSIDE DR  
ELKHART, IN 46514

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

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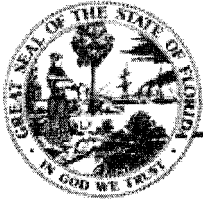


ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

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

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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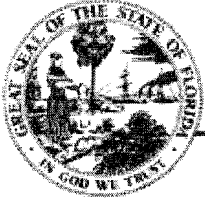
ESCAMBIA COUNTY CLERK OF COURT

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

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

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

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

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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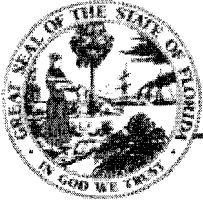


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Deputy Clerk

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.  
12700 BAHIA CT  
PENSACOLA, FL 32502

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

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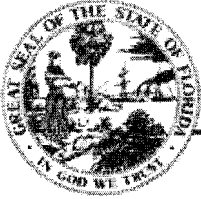


ESCAMBIA COUNTY CLERK OF COURT

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# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

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

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PO BOX 34274  
PENSACOLA, FL 32507

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

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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

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SPEEDWAY, IN 46221

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

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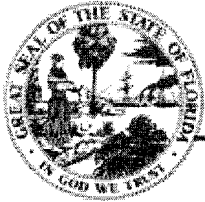


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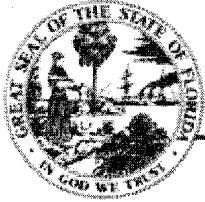


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Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

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

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2260 EASTMAN LN  
CANTONMENT, FL 32533

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

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

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

Dated this 15th day of April 2024.

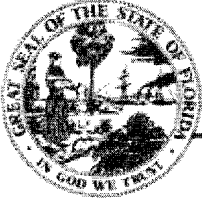


ESCAMBIA COUNTY CLERK OF COURT

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

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

9171 9690 0935 0128 0588 05



# 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

VIRGINIA LUTHER  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

Pursuant to Chapter 197, F.S., the above property was sold at public sale on **April 3, 2024**, and a surplus of **\$8,180.15** (subject to change) will be held by this office for 120 days beginning on the date of this notice to benefit the persons having an interest in this property as described in section 197.502(4), Florida Statutes, as their interests may appear (except for those persons described in section 197.502(4)(h), Florida Statutes). To the extent possible, these funds will be used to satisfy any government lienholder of record before any claimant with a senior mortgage on the property and before distribution of any funds to any junior mortgage or lien claimant or to the former property owner. To be considered for payment of any portion of the surplus funds, you must file a notarized statement of claim with this office within 120 days of this notice.

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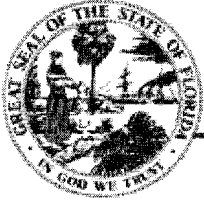


ESCAMBIA COUNTY CLERK OF COURT

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

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

9171 9690 0935 0128 0587 99



# 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

VIRGINIA LUTHER  
703 RIVERSIDE DR  
ELKHART, IN 46514

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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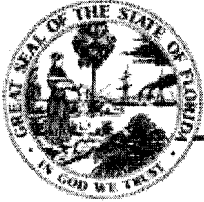
ESCAMBIA COUNTY CLERK OF COURT

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

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

9171 9690 0935 0128 0587 75





# 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

VIRGINIA M LUTHER  
1111 PINTAIL CT  
COLUMBUS IN 47201

Tax Deed File # 0424-53  
Certificate # 05753 of 2017  
Account # 103005284

Property legal description:

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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Dated this 15th day of April 2024.



ESCAMBIA COUNTY CLERK OF COURT

By:   
Deputy Clerk

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

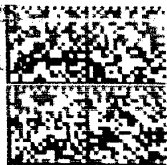
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02/23/2024 ZIP 32502  
043M31219251

US POSTAGE

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

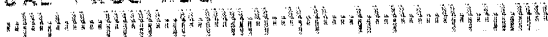
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
2024 MAY -1 12:03:12  
PENSACOLA COUNTY, FL

PERDIDO BAY COUNTRY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION, INC [0424-53]  
P O BOX 16231  
PENSACOLA, FL 32507

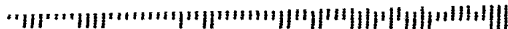
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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
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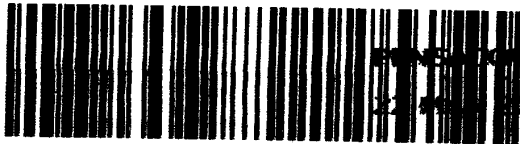
MANUAL PROC REQ \*0228-02226-20-22



32507-62316

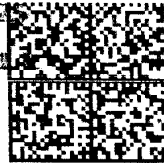


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PENSACOLA FL 32502  
22 APR 2024 PM 1:18



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US POSTAGE

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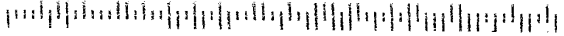
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PENSACOLA FL 32502  
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RETURN TO SENDER  
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UNABLE TO FORWARD

BC: 32502583335 \*2638-02484-22-37



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

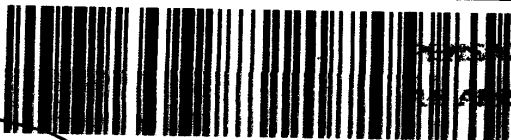
GAILARD C NEES 0424-53  
10735 W DAM RD  
POLAND IN 47868

UNC  
47868 IN 10735 W DAM RD

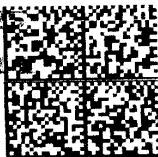
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**Pam Childers**

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



PENSACOLA FL 325  
25 APR 2024 PM 1



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**US POSTAGE**

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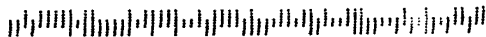
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**NOTICE OF SURPLUS F**

GAILARD C NEES  
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POLAND IN 47868



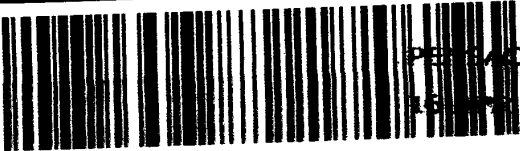
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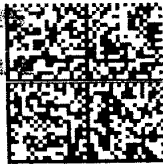
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Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 325  
15 MAY 2024 PM 1

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04/16/2024 ZIP 32502  
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US POSTAGE

PAM CHILDERS  
OFFICIAL RECORDS  
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NOTICE OF SURPLUS FUNDS FROM TAX DEED

GAILARD C NEES  
703 RIVERSIDE DR  
ELKHART, IN 46514

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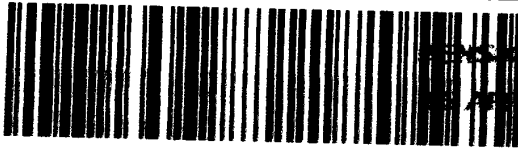
Tax Deed File # 0424-53

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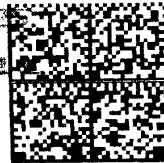
**CERTIFIED MAIL™**

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



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PENSACOLA FL 325  
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**US POSTAGE**

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**NOTICE OF SURPLUS FUNDS FROM TAX DEED**

VIRGINIA LUTHER  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

Tax Deed File # 0424-53

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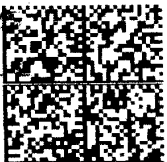
**Pam Childers**  
Clerk of the Circuit Court & Compt  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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& COURT REPORTERS  
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FLORENCE C NEES  
703 RIVERSIDE DR  
ELKHART, IN 46514

Tax Deed File # 0424-53  
Certificate # 05753 of 2017

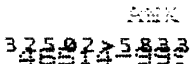
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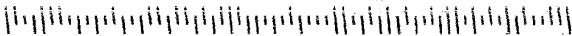
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**CERTIFIED MAIL™**

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



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CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
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MEDIA COUNTY, FL

**NOTICE OF SURPLUS FUNDS FROM TAX DEED**

VIRGINIA LUTHER  
703 RIVERSIDE DR  
ELKHART, IN 46514

NIXIE 462 FE 1 0004/30/24

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

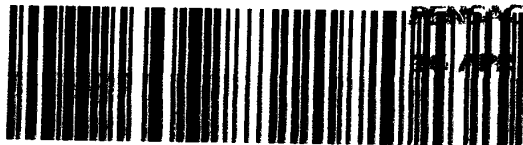
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Tax Deed File # 0424-53

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**CERTIFIED MAIL™**

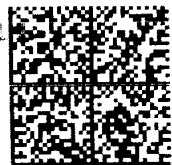
**Pam Childers**  
Clerk of the Circuit Court & Comptro  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



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PENSACOLA FL 325

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04/16/2024 ZIP 32502  
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US POSTAGE

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
221 PALAFOX PLACE  
SUITE 110  
PENSACOLA, FL 32502  
MAY 16 2024 PM 1

ROY E LUTHER  
703 RIVERSIDE DR  
ELKHART, IN 46514

Tax Deed File # 0424-53  
Certificate # 05753 of 2017

COPIES FROM TAX DEL

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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
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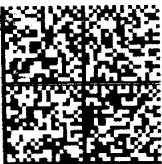
**CERTIFIED MAIL™**

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

**US POSTAGE**

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
2024 APR -3  
PENSACOLA COUNTY, FL

**NOTICE OF SURPLUS FUNDS FROM TAX DEED**

ROY LUTHER  
2260 EASTMAN LN  
CANTONMENT, FL 32533

Tax Deed File # 0424-53

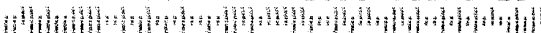
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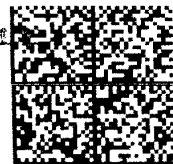
**CERTIFIED MAIL™**

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



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PENSACOLA FL 325  
16 APR 2024 PM 1



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

**US POSTAGE**

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

GAILARD C NEES  
2018 N FISHER AVE  
SPEEDWAY, IN 46221

Tax Deed File # 0424-53

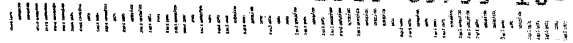
FLORIDA  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
OFFICIAL RECORDS  
221 PALAFOX PLACE, SUITE 110  
PENSACOLA, FL 32502  
MAY 23 A 11:24  
SANTA ROSA COUNTY, FL

EX-100 462 DE 1 0005/16/24

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BC: 32502583335 \*1585-05755-16-15



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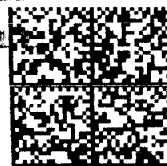
**CERTIFIED MAIL™**

**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



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FIRST-CLASS MAIL  
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04/16/2024 ZIP 32502  
043M31219251

US POSTAGE

PAID  
PENSACOLA, FL 32502

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PENSACOLA COUNTY, FL

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

NIXIE 322 FE 1 0005/22/24

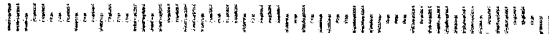
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Tax Deed File # 0424-53  
Certificate # 05753 of 2017

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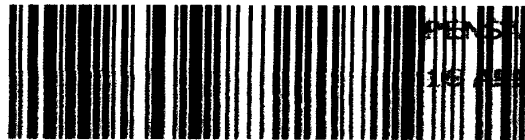
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32507-071910



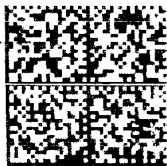
**CERTIFIED MAIL™**

**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 0128 0589 11

quadiant

FIRST-CLASS MAIL  
IMI

**\$007.36**

04/16/2024 ZIP 32502  
043M31219251

US POSTAGE

PENSACOLA FL 32502

APR 16 10:05 AM

MAIL ROOM

LORENCE C NEES  
118 N FISHER AVE  
SPEEDWAY, IN 46221

Deed File # 0424-53  
Certificate # 05753 of 2017

NIXIE

462 DE 1

0005/26/24

RETURN TO SENDER  
NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

BC: 32502589335 \*2638-00350-10-30

1455  
9171 9690 0935 0128 0589 11

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



**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 # 0424-53 Certificate # 05753 of 20 17 Sale Date: APRIL 3 2024

Property Address: \_\_\_\_\_

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

Claimant's Name: RONALD D LUTHER

Contact Name, if Applicable: \_\_\_\_\_

Address: 1111 PINTAIL COURT COLUMBUS IN 47201

Telephone Number: 812-390-6665

Email Address: RDL1948@SBCGLOBAL.NET

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: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

Recording Date: \_\_\_\_\_ Book #: \_\_\_\_\_ Page #: \_\_\_\_\_

Lien Amount: \_\_\_\_\_ Amount Due: \_\_\_\_\_

\*\*Include additional sheet if needed:

ESCAMBIA COUNTY, FL  
 2024 JUL 15 A 10:50  
 PAM CHILDERS  
 CLERK & COMPTROLLER  
 FILED

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: 06/1994 Book #: 1927 Page #: 507

Amount of surplus tax deed sale proceeds claimed: \$ 8,150.15

Does the titleholder claim the subject property was homestead property: \_\_\_\_\_

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

RONALD D LUTHER 1111 PINTAIL COURT COLUMBUS IN 47201

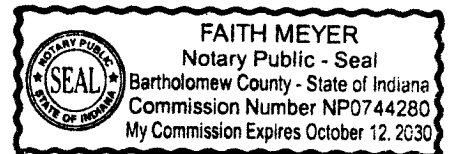
4. I hereby swear or affirm that all of the above information is true and correct.

Signature of Claimant: Ronald D Luther

Print: RONALD D LUTHER

STATE OF Indiana  
COUNTY OF Bartholomew

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 2<sup>nd</sup> day of July, 2024, by Ronald Luther.



Faith Meyer  
Signature-Notary Public, State of ~~Florida~~ Indiana  
Print Commissioned Name of Notary Public

Personally Known \_\_\_\_\_ OR Produced Identification  Type of Identification Produced Indiana Driver's License

1927 509

This instrument prepared by:  
Jeffrey T. Egan  
Smith, Turner & Vann, P.A.  
Post Office Box 12946  
Tallahassee, Florida 32302-2946

THIS QUIT-CLAIM DEED, Executed this 12th day of June, A.D. 1984, by

Gailard C. Yoes and Florence C. Yoes  
first party, to

Roy E. Luther and Virginia H. Luther, as to an undivided 1/2 interest.

whose post office address is

2018 North Fisher Avenue, Spackney, Indiana 46221

second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$ 10.00 TEN AND NO/100 and other good and valuable consideration, in hand paid by the said second party, the receipt whereof is hereby acknowledged, and hereby release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia State of Florida, to-wit:

Lot 1, Block 6, in PERDIDO BAY COUNTRY CLUB ESTATES, Unit 7, as recorded in Plat Book 2, Page 90-B of the public records of Columbia County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Susan E. Rodgers  
Lynn J. Hines

Gailard C. Yoes  
Gailard C. Yoes  
Florence C. Yoes  
Florence C. Yoes

STATE OF FLORIDA  
County of Columbia

The foregoing instrument was acknowledged before me this 12th day of June, 1984 by Gailard C. Yoes and Florence C. Yoes.

Susan E. Rodgers  
Notary Public  
My Commission Expires: 7-21-84

STATE OF FLORIDA  
DOCUMENTARY  
RECORDS  
INDEXED  
60.45

7/23/24 Call to  
Ronald Luther  
Florence & Virginia  
were sisters

Roy & Virginia had  
2 sons

Gailard & Florence  
1 daughter

Mr. Luther is going  
to check into how  
to file probate.

Ronald Luther  
812.390.6665

Made this 14 day of February, 19 84, between EQUITABLE BANK, N.A., a National banking association, hereinafter called "Grantor," and Gailard C. Nees and Florence C. Nees

hereinafter called "Grantee," whose mailing address is 2016 North Fisher Avenue, Speedway, IN 46224

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) 1, Block 6, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 7, as recorded in Plat Book 8, Page 908, 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 whatsoever, 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.

277122

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

By: [Signature] President

Attest: [Signature] Secretary

(Corporate Seal)

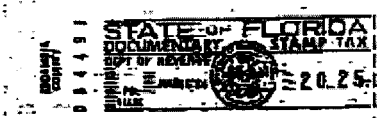
STATE OF Florida COUNTY OF Madison

I HEREBY CERTIFY, that on this 14th day of February, 1984, 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 Madison, State of Florida, this 14th day and year last aforesaid.

[Signature] Notary Public, State of Florida

My Commission Expires: [Date]



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

January 15, 2024

Tax Account #: **10-3005-284**

1. The Grantee(s) of the last deed(s) of record is/are: **GAILARD C NEES, FLORENCE C NEES AND ROY E LUTHER AND VIRGINIA M LUTHER**

**By Virtue of Warranty Deed recorded 3/16/1984 in OR 1885/777 along with Quit Claim Deed recorded 06/20/1984 in OR 1927/509**

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. **Final Judgment in favor of American Express Centurion Bank, a Delaware Banking Institution recorded 06/14/2002 – OR 4920/461**

4. Taxes:

**Taxes for the year(s) 2016-2022 are delinquent.**

**Tax Account #: 10-3005-284**

**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 UNIT VII, 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.

**PROPERTY INFORMATION REPORT**

**January 15, 2024**

**Tax Account #:10-3005-284**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC  
21/22 T 3S R 31 SEC 8/12 T 3S R 32**

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

**TAX ACCOUNT NUMBER 10-3005-284(0424-53)**

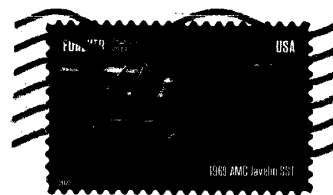
**ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.**



Mr Ronald D Luther  
1111 Pintail Ct  
Columbus, IN 47201-8535

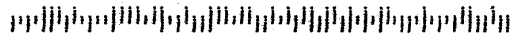
INDIANAPOLIS IN 460

3 JUL 2024 PM 1 L



ESCAMBIA CLERK OF THE CIRCUIT COURT  
TAX DEED DIVISION  
221 PALAFOX PLACE STE 110  
PENSACOLA, FLORIDA 38502

32502-583335



DATE OF AUCTION: 4/3/2024  
TAX ACCOUNT NO: 10-3005-284  
CERT NO: 2017 TD 05753  
FILE NO: 0424.53

PROPERTY ADDRESS: 12630 INDIO CT 32507

BALANCE OF SURPLUS: \$8,180.15  
DATE OF SURPLUS NOTICE: APR. 15, 2024  
OWNERS AT TIME OF AUCTION: GAILARD C NEES  
FLORENCE C NEES  
ROY E LUTHER  
VIRGINIA LUTHER

DATE OF CLAIM: 7/15/2024  
CLAIMANT: RONALD LUTHER (SON OF ROY AND VIRGINIA LUTHER)

LIENHOLDERS: AMERICAN EXPRESS CENTURION BANK  
120 DAY CLAIM PERIOD: AUG. 13, 2024  
CLAIMS FILED? NOT AS OF 7/23/2024