



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

Part 1: Tax Deed Application Information

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

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2017/5753	06/01/2017	131.82	23.73	155.55
→Part 2: Total*				155.55

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 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
Part 3: Total*					400.47

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	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. Total Paid (Lines 1-6)	931.02

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

Sign here: [Signature] Escambia, Florida
Date November 21st, 2023

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

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>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				
Parcel ID:	0835326000001006	Year	Land	Imprv	Total	Cap Val
Account:	103005284	2023	\$500	\$0	\$500	\$500
Owners:	NEES GAILARD C & NEES FLORENCE C & LUTHER ROY E & LUTHER VIRGINIA M	2022	\$500	\$0	\$500	\$500
Mail:	703 RIVERSIDE DR ELKHART, IN 46514	2021	\$500	\$0	\$500	\$500
Situs:	12630 INDIO CT 32507	Disclaimer				
Use Code:	WASTE LAND 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data					2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	None	
06/1984	1927	507	\$12,500	QC	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... 🔑	
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					Extra Features	
					None	

Parcel Information		Launch Interactive Map	
Section Map Id: <u>12-3S-32-1</u>	A map showing a parcel with dimensions 101.55, 102.5, 125, 75, 90, 125, 40, and 120. The parcel is outlined in black. The dimensions are labeled around the perimeter. The parcel is located in a larger area with dashed lines indicating other parcels.		
Approx. Acreage: 0.2747			
Zoned:			
LDR LDR LDR			
Evacuation & Flood Information			
Open Report			
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.2764)

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

☐☒

Notify City of Pensacola, P.O. Box 12910, 32521

☐☒

Notify Escambia County, 190 Governmental Center, 32502

☐☒

Homestead for 2023 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

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 15th day of January, 2024.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT

January 15, 2024

Tax Account #:10-3005-284

**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 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 903, of the Public Records of Escambia County, Florida.

This deed is executed and such sale is subject to: conditions, covenants, restrictions, reservations, easements, zoning, and other matters of record; taxes, levies, and assessments for the calendar year for which this deed is executed; all matters shown on the above-referenced plat or which would be disclosed by an accurate survey or personal inspection of the property; and a lien on the property in favor of Grantor or developer for the particular facility and its successors and assigns, for Grantee's share of the cost of street construction, drainage, sewerage, water facilities, and related engineering cost and other facilities, in this area known as Perdido Bay Country Club Estates when and as such costs are assessed to Grantee, provided that Grantor hereby subordinates such lien to the lien of any first mortgage on the property in favor of any bank, savings and loan association, insurance company, or other institutional lender. Grantor hereby warrants the title to said land (except for title matters existing on and prior to December 31, 1976) and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid. Provided, however, that Grantor expressly reserves unto itself and its successors and assigns an easement over, under, and through all of the land herein conveyed for the purpose of installing, constructing, repairing, and maintaining roads, drainage facilities, and utilities of all kinds and description until December 31, 2007.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its authorized officer and its corporate seal to be affixed the day and year first above written.

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

By: [Signature]
President

Attest: [Signature]
Secretary

(Corporate Seal)

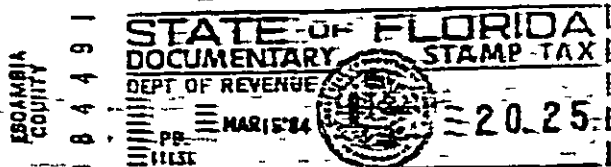
STATE OF Maryland
COUNTY OF Salisbury

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 Salisbury, 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 6th 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
Lore J. Henry

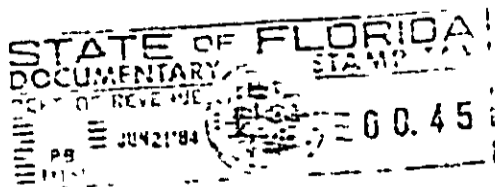
Gailard C. Nees
 Gailard C. Nees

Florence C. Nees
 Florence C. Nees

STATE OF FLORIDA In and to
 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: 7-21-84



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

AMERICAN EXPRESS CENTURION
BANK, A DELAWARE BANKING
INSTITUTION

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

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

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

FILED & RECORDED
JUN 11 2002
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

2002 JUN 11 P 4:08

ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL

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 ☐ Company

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

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

Deed OR Book 1885 Page 777

46224

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"/> <u>no new address</u>

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

9171 9690 0935 0127 2319 64

In transit

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

9171 9690 0935 0127 2292 06

RTN - UTF

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

9171 9690 0935 0127 2319 57

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

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 40

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

9171 9690 0935 0127 2319 26

RTN - UTF

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

9171 9690 0935 0127 2319 19

RTN - UTF

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

9171 9690 0935 0127 2292 13

RTN - UTF

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

9171 9690 0935 0127 2292 20

RTN - UTF

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

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 71

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

9171 9690 0935 0127 2319 33

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

9171 9690 0935 0127 2319 02

RTN - UTF

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

9171 9690 0935 0127 2318 96

RTN - UTF

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

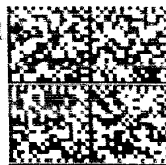
Pensacola, FL 32502



PENSACOLA FL 325

2024 FEB 8 2024 PM 1

9171 9690 0935 0127 2292 13



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

Handwritten signature

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 MAR -8 A 11:13

ESCHER COUNTY, FL

FLORENCE C NEES [0424-53]

703 RIVERSIDE DR

ELKHART, IN 46514

.. 040002000000000000

ANK

46514-273503

NIXIE

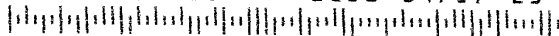
46Z FE 1

0003/05/24

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UNABLE TO FORWARD

BC: 32502583335

*2638-84757-23-38



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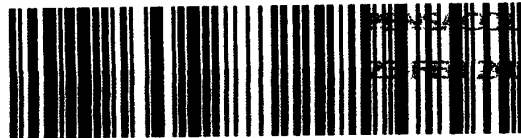
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

25 FEB 2024 PM 1

9171 9690 0935 0127 2292 06



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FIRST-CLASS MAIL
IMI

\$007.36⁰

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

APK

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

2024 MAR -8 A 11:32

SCAMEDIA COUNTY, FL

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

1. 9300020085000200

ANK

46514-273503

NIXIE

46Z FE 1

0003/03/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

*2638-04553-23-38



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Clerk of the Circuit Court & Comptroller

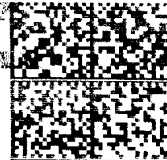
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2292 20



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FIRST-CLASS MAIL
IMI

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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 MAR -8 A 11:13

ESCAMBAGO COUNTY, FL

VIRGINIA LUTHER [0424-53]

703 RIVERSIDE DR

ELKHART, IN 46514

ANK

46514-270003

NIXIE

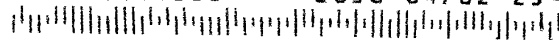
462 FE 1

0003/05/24

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UNABLE TO FORWARD

BC: 32502583335

*2638-04782-23-38



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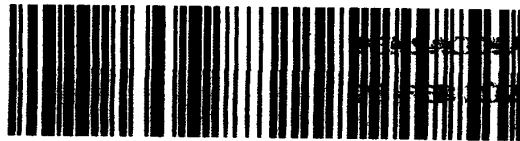
Pam Childers

Clerk of the Circuit Court & Comptroller

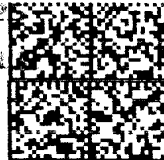
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2024 MAR 11 A 10:49

SCALA COUNTY, FL

NSN

2-26

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

NIXIE

322 DE 1

0003/05/24

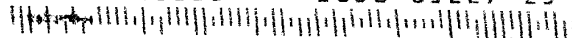
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NSN

BC: 3250258335

*2638-05227-23-38

32502-5833
32533-8033



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2024 MAR -8 A 11:1

PANAMA COUNTY, FL

GAILARD C NEES [0424-53]

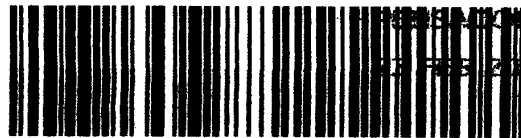
2018 N FISHER AVE

SPEEDWAY, IN 46221

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ANK

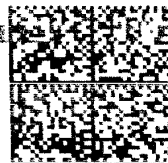
46224-0010833



9171 9690 0935 0127 2319 26

PENSACOLA FL 325

23 FEB 2024 PM 1



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IMI

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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

NIXIE

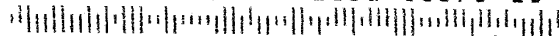
462 FE 1

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UNABLE TO FORWARD

BC: 32502583335

*2638-00573-23-39



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Clerk of the Circuit Court & Comptroller

Official Records

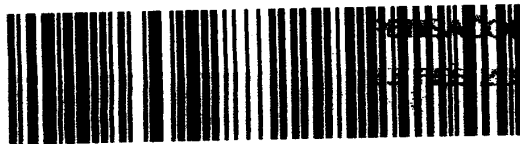
221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS

2024 MAR -8 A 11:11

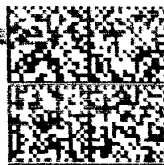
ESCAMBIA COUNTY, FL



9171 9690 0935 0127 2319 02

PENSACOLA FL 325

02 FEB 2024 PM 1:12



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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

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

NIXIE

462 FE 1

0003/05/24

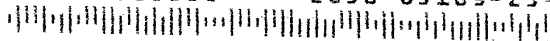
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BC: 32502583335

*2638-03189-23-39

46224-025833



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Official Records

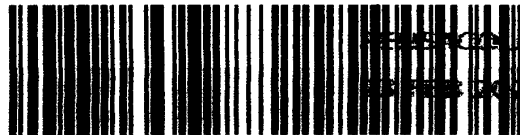
221 Palafox Place, Suite 110

Pensacola, FL 32502

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CLERK OF CIRCUIT COURT
PENSACOLA, FL

2024 MAR -8

ESCAMBAGO COUNTY, FL



9171 9690 0935 0127 2319 19

PENSACOLA, FL 325

02 FEB 2024 PM 1



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FIRST-CLASS MAIL
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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

ROY E LUTHER [0424-53]

2018 N FISHER AVE

SPEEDWAY, IN 46221

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46224-001010

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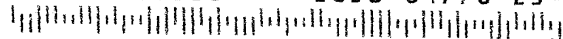
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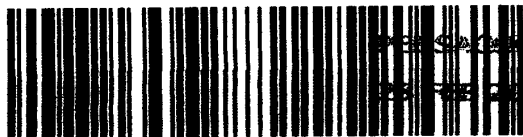
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*2638-04770-23-38



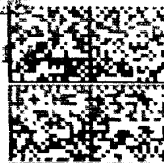
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PENSACOLA, FL 325

23 FEB 24 PM 1



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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 & CC
FILED

MAR -8 A 11:13

CONVALLA COUNTY, FL

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

NIXIE

462 FE 1

0003/05/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 32502583335

*2638-04740-23-38

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46224-561010

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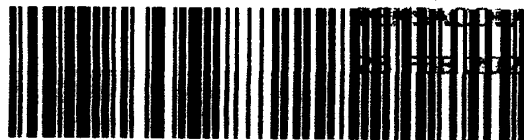
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

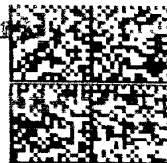
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

08 FEB 2024 PM 1



9171 9690 0935 0127 2319 57

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FIRST-CLASS MAIL
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02/23/2024 ZIP 32502
043M31219251

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CLERK & COMPTROLLER
FILED

2024 MAR -5 A 11:38

ESCHERMAN COUNTY, FL

PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-53]

12700 BAHIA CT

PENSACOLA, FL 32502

9326090085528891

UTF

BC: 32502583335

*2638-05737-23-38

325025833
32507-77610

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NIXIE

322 FE 1

0003/02/24

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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

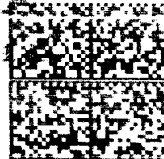
Pensacola, FL 32502



9171 9690 0935 0127 2319 40

PENSACOLA FL 325

21 FEB 2024 PM 1



gradient

FIRST-CLASS MAIL
IMI

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02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PERDIDO BAY COUNTRY CLUB

ESTATES HOMEOWNER'S

ASSOCIATION, INC [0424-53]

5210 PALE MOON DR

.. 9326090085625511 PENSACOLA, FL 32507

Ank

NIXIE

322 FEB 1

0003/02/24

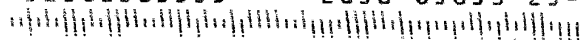
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UNABLE TO FORWARD

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*2638-05639-23-38

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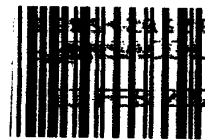


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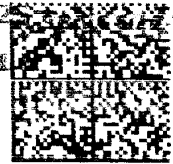
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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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02/23/2024 11:06 AM
FIRST-CLASS MAIL
IMI
\$007.36
02/23/2024 ZIP 32502
043M31219251

US POSTAGE

PAM CHILDERS
CLERK & COMPANY
FILED

MAR 5 11:37

COUNTY, 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]
[REDACTED]

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](#) to get leads, try it for free for 7 days!



Phone Numbers

[REDACTED] landline

Possible Primary Phone

Last reported Feb 2024
Endeavor Communications

DISC

[REDACTED] landline

Last reported Feb 2004
Frontier North

DISC



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

(574) 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

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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)

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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

Busy
[Redacted] Landline

Last reported Sep 1999

Endeavor Communications

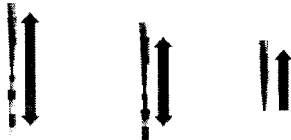


Full Background Report Sponsored Link

- 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

NO answer

[REDACTED] - Landline

Possible Primary Phone

Last reported Feb 2024

Ameritech Indiana

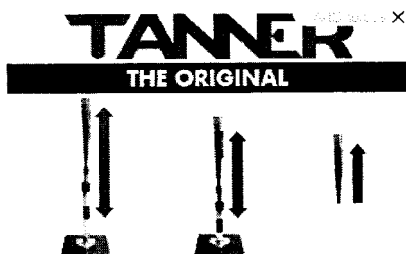


Background Report Sponsored Link

- 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

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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

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Also Seen As

Virginia Marie Luther, Virginia E Luther, Virginia Marie Ahlemeyer



Current Address



Bartholomew County
(Mar 1993 - Mar 2024)



Phone Numbers



Landline

Possible Primary Phone
Last reported Feb 2024
Ameritech Indiana

wrong #



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

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Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 2319 64



quadiant

FIRST-CLASS MAIL
IMI

\$007.36

02/23/2024 ZIP 32502
043M31219251

US POSTAGE

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

.. 9324189953019567

ANK

46514-270503

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 27th day of March, 2024, by MALCOLM BALLINGER, who is personally known to me.

X

NOTARY PUBLIC



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

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



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

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

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

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

**Cert # 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

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

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



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

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

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

Case # 2017 TD 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
REGISTRY					
CashierDate	Type	TransactionID	TransactionName	Name	Status
3/8/2024 11:09:24 AM	Check (outgoing)	101874428	BALLINGER PUBLISHING	PO BOX 12665	900036790 CLEARED ON 3/8/2024
11/28/2023 11:11:24 AM	Deposit	101846706	VICTORIA BAYLISS		Deposit
Deposited		Used		Balance	
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:									.00	\$70.70	\$9,708.20	05753	Thu Hong Thi Ngu; 5156 Sai
04/03/2024	2017 TD 00573	083S3:									.00	\$11.20	\$53.70	05733	
04/03/2024	2017 TD 00572	083S3:									.00	\$13.30	\$55.80	05721	
04/03/2024	2017 TD 00571	083S3:									.00	\$13.30	\$1,755.80	05717	Eagleview Financi; 4125 SV
04/03/2024	2017 TD 00571	083S3:									.00	\$13.30	\$55.80	05712	
04/03/2024	2017 TD 00571	083S3:									.00	\$13.30	\$55.80	05711	
04/03/2024	2017 TD 00570	083S3:									.00	\$11.20	\$1,453.70	05708	Eagleview Financi; 4125 SV
04/03/2024	2017 TD 00570	083S3:									.00	\$11.90	\$1,554.40	05704	Eagleview Financi; 4125 SV
04/03/2024	2017 TD 00570	083S3:									.00	\$11.20	\$53.70	05703	
04/03/2024	2017 TD 00570	083S3:									.00	\$11.20	\$53.70	05701	
04/03/2024	2017 TD 00569	083S3:									.00	\$11.20	\$53.70	05699	
04/03/2024	2017 TD 00569	083S3:									.00	\$13.30	\$1,755.80	05695	Eagleview Financi; 4125 SV
04/03/2024	2017 TD 00569	083S3:									.00	\$10.50	\$1,353.00	05694	Investment 15150 BI
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

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

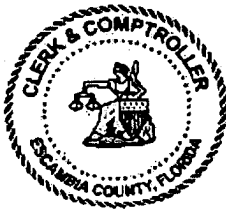
PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC. PERDIDO BAY COUNTRY CLUB ESTATES HOMEOWNER'S ASSOCIATION, INC
12700 BAHIA CT P O BOX 16231
PENSACOLA, FL 32502 PENSACOLA, FL 32507

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, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

X

NOTARY PUBLIC



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

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.

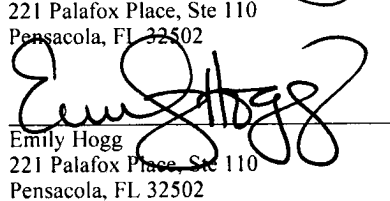
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

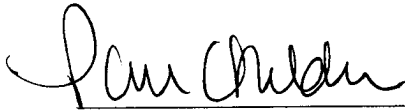
Description of lands: LT 1 BLK 6 PERDIDO BAY COUNTRY ESTATES UNIT 7 PB 8 P 90C OR 1885/1927 P 777/509 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32 SECTION 08, TOWNSHIP 3 S, RANGE 32 W

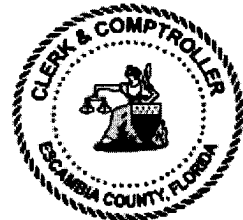
**** Property previously assessed to: GAILARD C NEES, FLORENCE C NEES, ROY E LUTHER, VIRGINIA LUTHER**

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

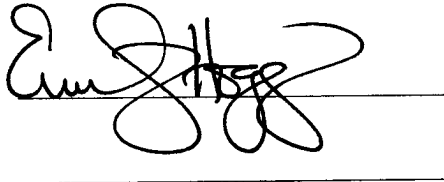

Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502


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



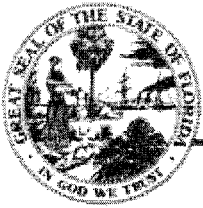
On this 3rd day of April, 2024, before me personally appeared Pam Childers
Clerk of Court and Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act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

Witness my hand and office seal date aforesaid





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



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.

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 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

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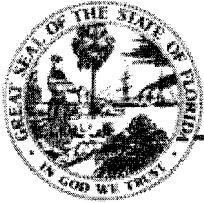


ESCAMBIA COUNTY CLERK OF COURT

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:

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.

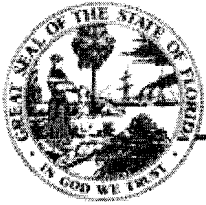


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

9171 9690 0935 0128 0589 04



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

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

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Deputy Clerk

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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

GAILARD 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

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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:

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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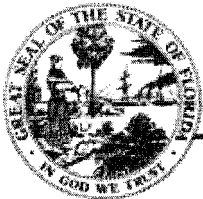


ESCAMBIA COUNTY CLERK OF COURT

By: 
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Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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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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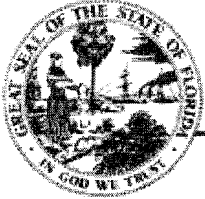


ESCAMBIA COUNTY CLERK OF COURT

By: 
Deputy Clerk

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

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Clerk of the Circuit Court and Comptroller, Escambia County

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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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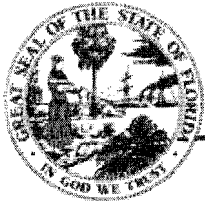


ESCAMBIA COUNTY CLERK OF COURT

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Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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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:

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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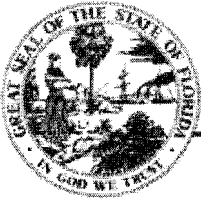


ESCAMBIA COUNTY CLERK OF COURT

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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

PERDIDO BAY COUNTRY CLUB ESTATES UNIT VII, INC.
PO BOX 34274
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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NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROY E 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

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

ROY E LUTHER
703 RIVERSIDE DR
ELKHART, IN 46514

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

Property legal description:

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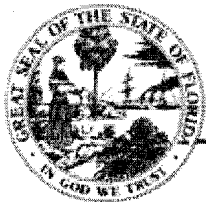


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NOTICE OF SURPLUS FUNDS FROM TAX DEED SALE CLERK OF THE CIRCUIT COURT

ROY LUTHER
2260 EASTMAN LN
CANTONMENT, FL 32533

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

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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:

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703 RIVERSIDE DR
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Tax Deed File # 0424-53
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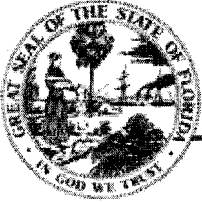


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9171 9690 0935 0128 0587 75



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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

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.

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 0587 82

Tax Certificate #

2017 TD 005753

Account #

103005284

Property Owner

Gaillard C Ness, Florence C Ness,
Roy E Luther, Virginia Luther

Property Address

12630 Indio Ct 32507

SOLD TO:

Thu Hong Nguyen

\$10,100.00

Amt Available to Disburse \$

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 99.20 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 144.14 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 1,532.66 ✓		\$
Refund High Bidder unused sheriff fees	\$ 120.00 ✓		\$
Additional taxes	\$ 0 ✓		\$ 8,298.55
Postage final notices	\$ 118.40		\$ 8180.15
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

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

Post sale process:

Tax Deed Results Report to Tax Collector
 Print Deed/Send to Admin for signature
 Request check for recording fees/doc stamps
 Request check for Clerk Registry fee/fee due clerk
 Request check for Tax Collector fee (\$6.25 etc)
 Request check for certificate holder refund/taxes & app fees
 Request check for any unused sheriff fees to high bidder
 Print Final notices to all lienholders/owners
 Request check for postage fees for final notices
 Determine government liens of record/ amounts due
 Record Tax Deed/Certificate of Mailing
 Copy of Deed for file and to Tax Collector

Lien Information:

Notes:

Due \$

Paid \$

Due \$

Paid \$

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CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

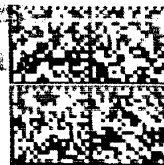
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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FIRST-CLASS MAIL
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02/23/2024 ZIP 32502
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US POSTAGE

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS

2024 MAY -1 10 3 12

PERDIDO BAY COUNTY, FL

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

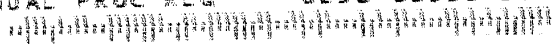
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02/23/2024

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ *0238-02326-20-22

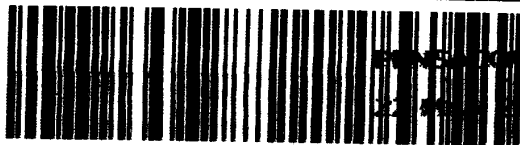


32507-6231



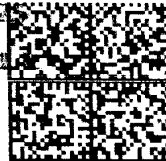
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Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 32502
22 APR 2024PM 1:18



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US POSTAGE

2-29-24

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

NIXIE

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2024 APR 29 A 10 32 0004/26/24

RETURN TO SENDER

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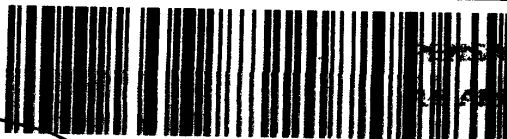
Pam Childers

Clerk of the Circuit Court & Comptr

Official Records

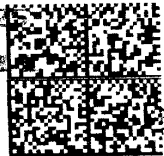
221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 325

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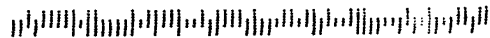
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NOTICE OF SURPLUS F

GAILARD C NEES
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POLAND IN 47868



47868-742F



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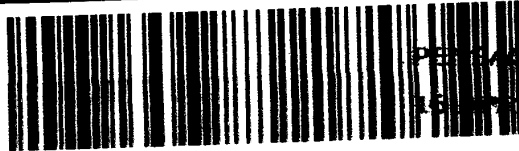
Pam Childers

Clerk of the Circuit Court & Comptro

Official Records

221 Palafox Place, Suite 110

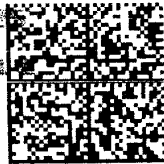
Pensacola, FL 32502



PENSACOLA FL 325

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04/16/2024 ZIP 32502
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US POSTAGE

PAM CHILDERS

15 MAY 2024

COMPTROLLER

OFFICE OF SURPLUS FUNDS FROM TAX DEED

GAILARD C NEES
703 RIVERSIDE DR
ELKHART, IN 46514

NIXIE

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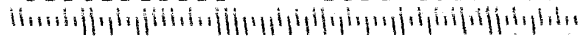
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Tax Deed File # 0424-53

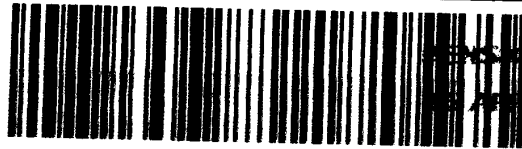
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Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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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

NEXT

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FILE

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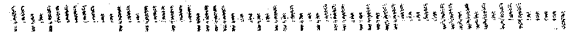
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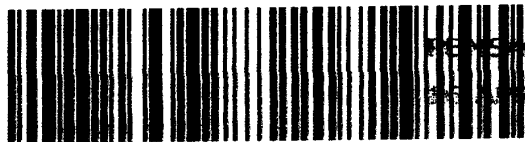
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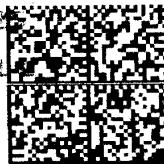
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Pam Childers
Clerk of the Circuit Court & Compt
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
OFFICIAL RECORDS
FL 32502

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DIA COUNTY

FLORENCE C NEES
703 RIVERSIDE DR
ELKHART, IN 46514

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

NIXIE

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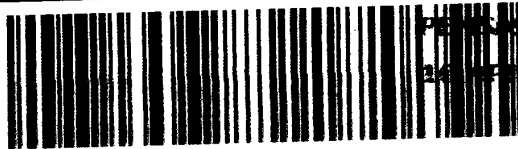
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

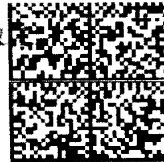
221 Palafox Place, Suite 110

Pensacola, FL 32502



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WDA COUNCIL

NOTICE OF SURPLUS FUNDS FROM TAX DEED

VIRGINIA LUTHER
703 RIVERSIDE DR
ELKHART, IN 46514

Tax Deed File # 0424-53

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0004/30/24

RETURN TO SENDER
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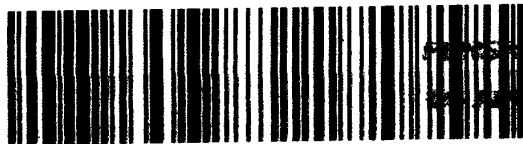
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA FL 32502

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
2024 MAY -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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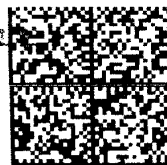
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 325

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04/16/2024 ZIP 32502
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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

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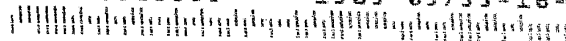
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PENSACOLA COUNTY FL

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CLERK OF CIRCUIT COURT

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA, FL 325

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04/16/2024 ZIP 32502
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US POSTAGE

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CHILDERS
& OFFICIAL RECORDS
PENSACOLA, FL

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IBIA COUNTY, FL

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

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

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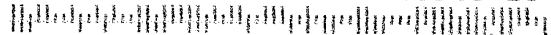
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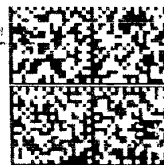
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

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FIRST-CLASS MAIL
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04/16/2024 ZIP 32502
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US POSTAGE

LORENCE C NEES
018 N FISHER AVE
SPEEDWAY, IN 46221

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

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0005/26/24

RETURN TO SENDER
NO SUCH ADDRESSEE
UNABLE TO FORWARD

BC: 32502589335

*2608-06350-16-30

1455
32502589335

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@SBCGLOBSAL.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: ☐

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.

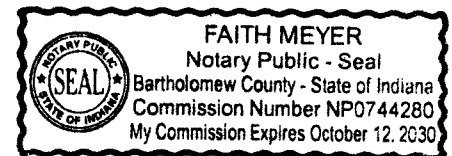
Signature of Claimant: Ronald D Luther

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 2ND 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. Eason
Smith, Tower & Hunt, P.A.
Post Office Box 12946
Pensacola, Florida 32502-2946

THIS QUIT-CLAIM DEED, Executed this 6th day of June, A.D. 1984, by

Gailard C. Moss and Florence C. Moss
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, Spanish, 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, does hereby release, 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.

THE HAVE AND DO HOLD the same together with all and singular the appurtenances thereto 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
Louise J. Hines

Gailard C. Moss
Gailard C. Moss
Florence C. Moss
Florence C. Moss

STATE OF FLORIDA
County of Escambia

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

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

STATE OF FLORIDA
DOCUMENTARY
RECORD
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 15 day of February, 19 84, between EQUITABLE BANK, N.A., a National Banking Association, hereinafter called "Grantor," and Carlisle C. Mees and Florence C. Mees

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 Essex, State of Florida, to-wit:

Lot(s) 1, Block 8, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 7, as recorded in Plat Book 8, Page 908, of the PUBLIC Records of Essex 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.

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

By: [Signature]
President

(Corporate Seal)

Attest: [Signature]
Secretary

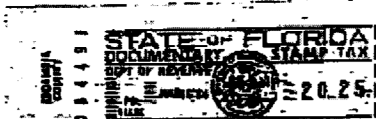
STATE OF Florida
COUNTY OF Essex

I HEREBY CERTIFY, that on this 15 day of February, 19 84, before me, personally appeared Carlisle C. Mees as the President and Florence C. Mees 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 Essex, State of Florida, the day and year last aforesaid.

[Signature]
NOTARY PUBLIC, State of Florida

My Commission Expires: July 1, 1985



**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.

Tax Certificate #

2017 TD 005753

Account #

103005284

Property Owner

Gailard C Ness, Florence C Ness,

Roy E Luther, Virginia Luther

Property Address

12630 Indio Ct 32507

SOLD TO:

\$10,100.00

Thu Hong Nguyen

Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 99.20 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 144.14 ✓
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓
Certificate holder/taxes & app fees	\$ 1,532.66 ✓
Refund High Bidder unused sheriff fees	\$ 120.00 ✓
Additional taxes	\$ 0 ✓
Postage final notices	\$ 118.40
	\$
	\$
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$
	\$ 8,298.55
	\$ 8180.15
	\$
	\$
	\$
	\$
	\$

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

Post sale process:

Tax Deed Results Report to Tax Collector
 Print Deed/Send to Admin for signature
 Request check for recording fees/doc stamps
 Request check for Clerk Registry fee/fee due clerk
 Request check for Tax Collector fee (\$6.25 etc)
 Request check for certificate holder refund/taxes & app fees
 Request check for any unused sheriff fees to high bidder
 Print Final notices to all lienholders/owners
 Request check for postage fees for final notices
 Determine government liens of record/ amounts due
 Record Tax Deed/Certificate of Mailing
 Copy of Deed for file and to Tax Collector

Lien Information:

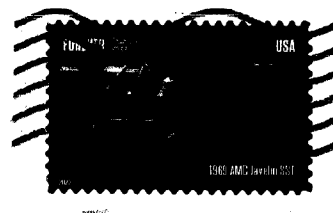
✓		Due \$
✓		Paid \$
✓		Due \$
✓		Paid \$
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		Due \$
		Paid \$
		Due \$
		Paid \$
		Due \$
		Paid \$

Notes:

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

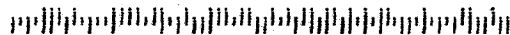
INDIANAPOLIS IN 460

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



My linda Johnson (COC)

From: Heather Mahoney (COC)
Sent: Tuesday, August 13, 2024 3:01 PM
To: Codey Leigh (COC)
Cc: My linda Johnson (COC)
Subject: FW: [EXTERNAL]12630 Indio Ct

Hi Codey,

I have never heard of a "small estate affidavit." Any thoughts? This is regarding a claim by the heirs on 2017 TD 05753. There were 4 listed owners at the time of the sale, Gailard & Florence Nees and Roy & Virginia Luther. Florence and Virginia were sisters. All are now deceased, and we've received a claim from the Luthers' son Ronald. It is my understanding that Ronald is filing a probate case in Indiana, where they all lived at the time of their death.

Thank you,



Heather Mahoney

Official Records
850-595-3937
hmahoney@EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit
Court & Comptroller
221 S. Palafox Street, Pensacola, FL 32502
www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Ann C. Coriden <ann@anncoridenlaw.com>
Sent: Tuesday, August 13, 2024 11:53 AM
To: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>
Subject: [EXTERNAL]12630 Indio Ct

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Heather, I believe you've been in touch with Ron Luther about the tax sale of property owned by his parents and aunt and uncle, all four of whom have passed away. Regarding the Luthers' interest in the proceeds, I believe we can obtain a Court order.

However, regarding the Nees' interest, I would like to use a small estate affidavit because no estate has been formally administered. This is a statutory mechanism in Indiana for estates valued at less than \$25,000.

Will the affidavit and Court order be sufficient to release the funds at issue?

Ann C. Coriden



ANN CORIDEN LAW, LLC

445 5th St., Suite 110

Columbus, IN 47201

812-375-9850 // ann@anncoridenlaw.com

www.anncoridenlaw.com

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My linda Johnson (COC)

From: Codey Leigh (COC)
Sent: Wednesday, September 4, 2024 10:10 AM
To: Heather Mahoney (COC)
Cc: My linda Johnson (COC)
Subject: RE: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]12630 Indio Ct

We did. See attached. I've never heard of a "small estates affidavit."

What does it look like? I don't see it attached or on the BM case.

My initial reaction is to require a court order.

Codey Leigh, General Counsel

PAM CHILDERS, Clerk of the Circuit Court & Comptroller
First Judicial Circuit, Escambia County
190 W Government Street
Pensacola, FL 32502
850.595.4312
Codey.Leigh@escambiaclerk.com
www.EscambiaClerk.com

From: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>
Sent: Wednesday, September 4, 2024 10:01 AM
To: Codey Leigh (COC) <CLEIGH@escambiaclerk.com>
Cc: My linda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Subject: FW: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]12630 Indio Ct

Hi Codey,

Can you look at the email below? I think we talked about this, but don't remember if there was a resolution. I was hopeful that my response to her was sufficient, but I guess it wasn't.

Thanks,



Heather Mahoney

Official Records
850-595-3937
hmahoney@EscambiaClerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit
Court & Comptroller
221 S. Palafox Street, Pensacola, FL 32502
www.EscambiaClerk.com

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From: Ann C. Coriden <ann@anncoridenlaw.com>
Sent: Tuesday, September 3, 2024 8:54 AM
To: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>
Subject: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]12630 Indio Ct

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Heather, have you heard anything more. The Small Estate Affidavit is a statutory process under Indiana law and is binding on any entity that receives it. It specifically relieves the recipient of any liability for following it.

Please advise.

Ann

ANN CORIDEN LAW, LLC

445 5th St., Suite 110

Columbus, IN 47201

812-375-9850 // ann@anncoridenlaw.com

www.anncoridenlaw.com

From: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>

Sent: Thursday, August 15, 2024 3:35 PM

To: Ann C. Coriden <ann@anncoridenlaw.com>

Subject: RE: [EXTERNAL]RE: [EXTERNAL]12630 Indio Ct

I have not heard back from the Clerk's General Counsel, but I did contact our Probate Department to ask about it. Escambia County does not utilize the small estate affidavit mechanism, so I'm not sure if it would be acceptable or not. I believe an "Order of Summary Administration" would be the closest thing to this affidavit. I will follow up with our attorney and let you know if I get an answer.

Thank you,



Heather Mahoney

Official Records

850-595-3937

hmahoney@EscambiaClerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit

Court & Comptroller

221 S. Palafox Street, Pensacola, FL 32502

www.EscambiaClerk.com

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From: Ann C. Coriden <ann@anncoridenlaw.com>

Sent: Thursday, August 15, 2024 11:48 AM

To: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>

Subject: [EXTERNAL]RE: [EXTERNAL]12630 Indio Ct

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Heather, do you have an update on this matter?

Ann C. Coriden



ANN CORIDEN LAW, LLC

445 5th St., Suite 110

Columbus, IN 47201

812-375-9850 // ann@anncoridenlaw.com

www.anncoridenlaw.com

From: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>

Sent: Tuesday, August 13, 2024 1:04 PM

To: Ann C. Coriden <ann@anncoridenlaw.com>

Subject: RE: [EXTERNAL]12630 Indio Ct

Good Afternoon,

I will forward your message to the Clerk's General Counsel, because I am not familiar with a small estate affidavit. I will let you know what he says, or if he has any questions.

Thanks!



Heather Mahoney

Official Records

850-595-3937

hmahoney@EscambiaClerk.com

Office of Pam Childers

Escambia County Clerk of the Circuit

Court & Comptroller

221 S. Palafox Street, Pensacola, FL 32502

www.EscambiaClerk.com

Under Florida law, written communication to or from the Escambia County Clerk's Office may be subject to public records disclosure.

From: Ann C. Coriden <ann@anncoridenlaw.com>

Sent: Tuesday, August 13, 2024 11:53 AM

To: Heather Mahoney (COC) <HMAHONEY@escambiaclerk.com>

Subject: [EXTERNAL]12630 Indio Ct

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Heather, I believe you've been in touch with Ron Luther about the tax sale of property owned by his parents and aunt and uncle, all four of whom have passed away. Regarding the Luthers' interest in the proceeds, I believe we can obtain a Court order.

However, regarding the Nees' interest, I would like to use a small estate affidavit because no estate has been formally administered. This is a statutory mechanism in Indiana for estates valued at less than \$25,000.

Will the affidavit and Court order be sufficient to release the funds at issue?

Ann C. Coriden



ANN CORIDEN LAW, LLC

445 5th St., Suite 110

Columbus, IN 47201

812-375-9850 // ann@anncoridenlaw.com

www.anncoridenlaw.com

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My linda Johnson (COC)

From: Ann C. Coriden <ann@anncoridenlaw.com>
Sent: Thursday, February 20, 2025 10:32 AM
To: My linda Johnson (COC)
Cc: Emily Hogg (COC)
Subject: [EXTERNAL]RE: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

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Thank you I will confirm the status.

Ann

ANN CORIDEN LAW, LLC

445 5th St., Suite 110
Columbus, IN 47201
812-375-9850 // ann@anncoridenlaw.com
www.anncoridenlaw.com

From: My linda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Sent: Thursday, February 20, 2025 11:30 AM
To: Ann C. Coriden <ann@anncoridenlaw.com>
Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>
Subject: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

Good morning,

I'm touching base on the status of the probate case for the Estate of Roy and Virginia Luther.
We have a claim from Ronald Luther for the Tax Deed surplus funds from the sale of property at 12630 Indio Ct.

Is this probate case active in Indiana?
Is he still pursuing the claim?

Thanks,
My linda



My linda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502

Mylanda Johnson (COC)

From: Mylanda Johnson (COC)
Sent: Friday, March 7, 2025 10:48 AM
To: 'Ann C. Coriden'
Cc: Emily Hogg (COC)
Subject: RE: [EXTERNAL]RE: [EXTERNAL]RE: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

Good morning, thank you for the information.

For disbursement on behalf of the Estate of Florence Nees we will still need a court order. We cannot disburse funds based on a Small Estate Affidavit. It is signed by the heir of which we would make payment. We would need a court order signed by a judge; it's typically an Order of Summary Administration. Have you talked to our probate division about opening something here? 850-595-4300 Opt. 8

For the Estate of Virginia Luther, I have the Petition to Reopen the Estate on file, please forward the Order of Summary Administration, signed by a judge, when you have it.

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor
850-595-4813
mjohnson@escambiaclerk.com

Office of Pam Childers
Escambia County Clerk of the Circuit Court
& Comptroller
221 S. Palafox Street, Suite 110, Pensacola, FL 32502
www.EscambiaClerk.com

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From: Ann C. Coriden <ann@anncoridenlaw.com>
Sent: Thursday, March 6, 2025 6:21 PM
To: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>
Cc: Emily Hogg (COC) <EHOOGG@escambiaclerk.com>
Subject: [EXTERNAL]RE: [EXTERNAL]RE: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

Mylanda,

Roy Luther died before Virgina Luther, making her the owner of an undivided one-half interest in the real estate at the time of her death. Virgina's estate was processed in Marion County, Indiana in 2015, and we have petitioned to reopen the estate from the limited purpose of addressing Virgina's share of the tax sale surplus. The Court's order authorizes payment to be issued directly to the personal representative, Ronald D. Luther. The petition and order are attached.

Gailord Nees died before Florence Nees, making her the owner of an undivided one-half interest in the real estate at the time of her death. No estate was opened for Florence. Because her probate estate does not exceed \$50,000.00, her interest in the tax sale surplus should be transferred pursuant to the attached small estate affidavit.

As such, please issue payment to in the amount of \$4,090.07 to:

Donna Hemmig
19289 Lincoln Hwy
Plymouth, IN 46563

The balance, \$4,090.08, should be issued to:

Ronald Luther
1111 Pintail Court
Columbus, IN 47201

If you have any questions regarding this request, please let me know.

Ann

ANN CORIDEN LAW, LLC

445 5th St., Suite 110
Columbus, IN 47201
812-375-9850 // ann@anncoridenlaw.com
www.anncoridenlaw.com

From: Mylinda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Monday, March 3, 2025 8:40 AM

To: Ann C. Coriden <ann@anncoridenlaw.com>

Cc: Emily Hogg (COC) <EHOOGG@escambiaclerk.com>

Subject: RE: [EXTERNAL]RE: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

There were four owners listed and the amount available is \$8,180.15.

GAILARD C NEES
FLORENCE C NEES
ROY E LUTHER
VIRGINIA LUTHER



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

www.EscambiaClerk.com

*Under Florida law, written communication to or from the Escambia County Clerk's Office
may be subject to public records disclosure.*

From: Ann C. Coriden <ann@anncoridenlaw.com>

Sent: Saturday, March 1, 2025 9:42 AM

To: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>

Subject: [EXTERNAL]RE: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

WARNING! This email originated from an outside network. **DO NOT CLICK** links or attachments unless you recognize the sender and know the content is safe.

I have been in touch with Ron. We will plan to petition the Court for an order this for the proceeds. Can you please provide the amount you are holding to include in the petition?

Ann

ANN CORIDEN LAW, LLC

445 5th St., Suite 110

Columbus, IN 47201

812-375-9850 // ann@anncoridenlaw.com

www.anncoridenlaw.com

From: Mylanda Johnson (COC) <MJOHNSON@escambiaclerk.com>

Sent: Thursday, February 20, 2025 11:30 AM

To: Ann C. Coriden <ann@anncoridenlaw.com>

Cc: Emily Hogg (COC) <EHOGG@escambiaclerk.com>

Subject: EST OF ROY AND VIRGINIA LUTHER (TAX DEED CASE 2017 TD 05753)

Good morning,

I'm touching base on the status of the probate case for the Estate of Roy and Virginia Luther.
We have a claim from Ronald Luther for the Tax Deed surplus funds from the sale of property at 12630 Indio Ct.

Is this probate case active in Indiana?

Is he still pursuing the claim?

Thanks,
Mylanda



Mylanda Johnson

Operations Supervisor

850-595-4813

mjohnson@escambiaclerk.com

Office of Pam Childers

**Escambia County Clerk of the Circuit Court
& Comptroller**

221 S. Palafox Street, Suite 110, Pensacola, FL 32502

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Case Summary

[◀ Back](#) [New Search](#) [Refine Search](#)

In Re: The Estate of Florence C. Nees

Case Number	20D02-2503-EM-000012
Court	Elkhart Superior Court 2
Type	EM - Estate, Miscellaneous
Filed	03/18/2025
Status	03/18/2025 . Pending (active)

Is this your case?

Parties to the Case

☒ Decedent Nees, Florence C.

☒ Petitioner Hemmig, Donna

Chronological Case Summary

03/18/2025	Case Opened as a New Filing
03/18/2025	Appearance Filed Appearance For Party: Hemmig, Donna File 03/18/2025 Stamp:
03/18/2025	Petition Filed Petition for Order of Distribution Pursuant to Small Estate Affidavit Filed By: Hemmig, Donna File 03/18/2025 Stamp:
03/21/2025	Order Granting Petition for Order of Distribution Pursuant to Small Estate Affidavit. Notice. so-d Judicial Hicks, Andrew M. Officer: Order 03/21/2025 Signed:



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

April 5, 2025

Ronald Luther
1111 Pintail Court
Columbus IN 47201

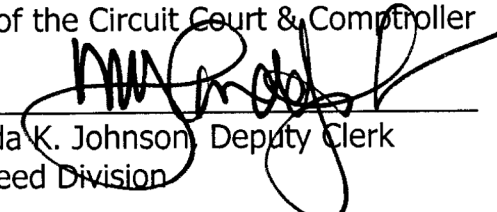
Re: Tax Certificate 2017 TD 05753

Dear Mr. Luther,

Please find enclosed check # 900038550 in the amount of \$4,090.08.
This amount represents payment of the claim for the surplus funds being held by the
Clerk's office as a result of the tax deed sale of the real property referenced below.

12630 INDIO CT 32507
EST OF VIRGINIA M. LUTHER
*INDIANA PROBATE ORDER

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

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

/mkj
Enclosures

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

Bank of America.



PENSACOLA, FLORIDA

63-27
 631

900038550

VOID AFTER 6 MONTHS

PAY

*FOUR THOUSAND NINETY AND 08/100

RONALD LUTHER

TO THE
 ORDER
 OF

RONALD LUTHER
 1111 PINTAIL COURT
 COLUMBUS, IN 47201

DATE

AMOUNT

04/04/2025

\$4,090.08



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

MP



PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900038550

04/04/2025 2017 TD 005753
 NEES, GAILLARD C

Case # 2017 TD 005753 Registry Check

4,090.08

900038550

04/04/2025 RONALD LUTHER

\$4,090.08



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

April 21, 2025

Donna Hemmig
19289 Lincoln Hwy
Plymouth IN 46563

Re: Tax Certificate 2017 TD 05753

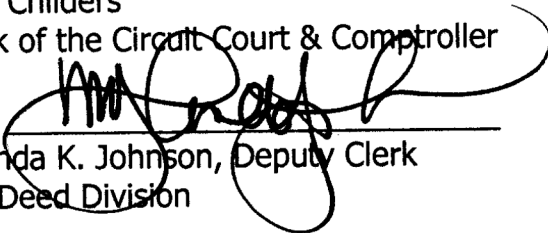
Dear Mr. Hemmig,

Please find enclosed check # 900038551 in the amount of \$4,090.07.
This amount represents payment of the claim for the surplus funds being held by the
Clerk's office as a result of the tax deed sale of the real property referenced below.

2017 TD 05753
EST OF FLORENCE NEES
12630 INDIO CT 32507

Total \$4,090.07

Sincerely,
Pam Childers
Clerk of the Circuit Court & Comptroller

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

/mkj
Enclosures

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

Bank of America



PENSACOLA, FLORIDA

 63-27
 631

900038551

VOID AFTER 6 MONTHS

PAY

*FOUR THOUSAND NINETY AND 07/100

DONNA HEMMIG

TO THE
ORDER
OF
 DONNA HEMMIG
 19289 LINCOLN HWY
 PLYMOUTH, IN 46563

DATE

AMOUNT

04/04/2025

\$4,090.07



PAM CHILDERS, CLERK OF COURT & COMPTROLLER

PAM CHILDERS
CLERK OF CIRCUIT COURT & COMPTROLLER

900038551

 04/04/2025 2017 TD 005753
 NEES, GAILARD C

Case # 2017 TD 005753 Registry Check

4,090.07

900038551

04/04/2025 DONNA HEMMIG

\$4,090.07