



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

0424-51

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TB INVESTMENT TRUST FBO TERRY BAYLISS TB INVESTMENT TRUST FBO TERRY BAYLISS 43852 RIVEPOINT DR LEESBURG, VA 20176	Application date	Oct 29, 2023
Property description	RICHMOND ORVAN E EST OF & RICHMOND FERN M C/O DIANE E MARKS 10958 S ST LOUIS AVE CHICAGO, IL 60655 4968 VALIENTE DR 10-3005-326 LT 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 SEC 21/ (Full legal attached.)	Certificate #	2017 / 5757
		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)
# 2017/5757	06/01/2017	133.73	22.07	155.80
# 2020/6001	06/01/2020	92.74	20.87	113.61
# 2018/5802	06/01/2018	121.77	20.09	141.86
→Part 2: Total*				411.27

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)
# 2019/5575	06/01/2019	108.06	6.25	17.83	132.14
Part 3: Total*					132.14

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)	543.41
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)	918.41

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

Sign here: Jennifer Cassidy Signature, Tax Collector or Designee Escambia, Florida
Date November 6th, 2023

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

+ \$18.75

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 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 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: 2300627

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TB INVESTMENT TRUST FBO TERRY BAYLISS
TB INVESTMENT TRUST FBO TERRY BAYLISS
43852 RIVEPOINT 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
10-3005-326	2017/5757	06-01-2017	LT 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 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
TB INVESTMENT TRUST FBO TERRY BAYLISS
TB INVESTMENT TRUST FBO TERRY BAYLISS
43852 RIVEPOINT DR
LEESBURG, VA 20176

10-29-2023
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:	0835326000010007	Year	Land	Imprv	Total	Cap Val
Account:	103005326	2023	\$500	\$0	\$500	\$500
Owners:	RICHMOND ORVAN E EST OF & RICHMOND FERN M	2022	\$500	\$0	\$500	\$500
Mail:	C/O DIANE E MARKS 10958 S ST LOUIS AVE CHICAGO, IL 60655	2021	\$500	\$0	\$500	\$500
Situs:	4968 VALIENTE DR 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	Official Records (New Window)	None
01/1997	4140	1795	\$100	OT	📄	Legal Description LT 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 SEC 21/22 T 3S R... 🔍
02/1984	1885	693	\$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:
12-3S-32-1

Approx. Acreage:
0.2725

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:11/13/2023 (tc.7098)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TB INVESTMENT TRUST FBO TERRY BAYLISS** holder of **Tax Certificate No. 05757**, 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 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 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 103005326 (0424-51)

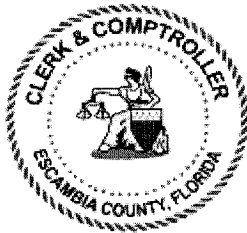
The assessment of the said property under the said certificate issued was in the name of

ORVAN E RICHMOND EST OF and FERN M RICHMOND

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 14th 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 #: 10-3005-326 CERTIFICATE #: 2017-5757

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 05, 2004 to and including January 05, 2024 Abstractor: Ben Murzin

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

January 15, 2024

Tax Account #: **10-3005-326**

1. The Grantee(s) of the last deed(s) of record is/are: **DIANE E MARKS AND TO DIANE E MARKS AS TRUSTEE FOR THE GREANDCHILDREN'S TRUST**

By Virtue of Personal Representative's Release recorded 6/17/1997 in OR 4140/1798

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

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

Tax Account #: 10-3005-326

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 #: 10-3005-326

CERTIFICATE #: 2017-5757

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

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

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

DIANE E MARKS AND
DIANE E MARKS TRUSTEE
FOR GRANDCHILDREN'S TRUST
UNDER LW&T OF
FERN M RICHMOND DECEASED
ORVAN E RICHMOND ESTATE
AND FERN M RICHMOND
10958 ST LOUIS AVE
CHICAGO, IL 60655

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 #:10-3005-326

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR
4140 P 1795 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 10-3005-326(0424-51)

ABSTRACTORS NOTE: CURRENT TAX ROLL SHOWS ROADS UNPAVED.

WARRANTY DEED

Made this 20 day of February, 19 84, between EQUITABLE BANK, N.A., a National banking association, hereinafter called "Grantor," and Orvan E. Richmond and Fern M. Richmond

hereinafter called "Grantee," whose mailing address is 10958 South St. Louis Avenue, Chicago, IL 60655

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) 10, Block 7, 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 to 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.

277038

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

By: [Signature] President

Attest: [Signature] Secretary

(Corporate Seal)

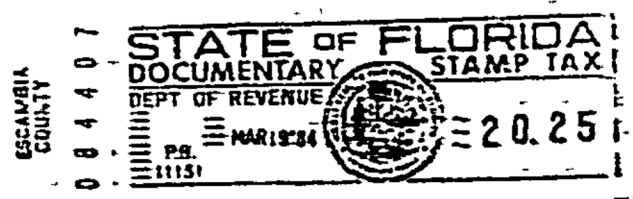
STATE OF Florida, COUNTY OF Escambia, MAR 16 8 25 '84

I HEREBY CERTIFY, that on this 20 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 Escambia, State of Florida, the day and year last aforesaid.

[Signature] NOTARY PUBLIC, State of Florida

My Commission Expires: [Date]



rec. 6.00



FLORIDA DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA 32399-0100

DR-302
R. 03/96

NONTAXABLE CERTIFICATE AND RECEIPT
FOR ESTATE TAX

OR BK 4140 PG1797
Escambia County, Florida
INSTRUMENT 97-393906

RCD Jun 17, 1997 01:52 pm
Escambia County, Florida

TO: BETTY YOUNG
PO BOX 11250
TALLAHASSEE FL 32302-3250

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-393906

Re: The Estate of RICHMOND, ORVAN E
Social Security No. [REDACTED]
Date of Death: 10/07/1990
Resident of OUT OF STATE
State of IL
Validation Date: 01/07/1997
Issue Date: 01/09/1997

CERTIFICATE NUMBER

AF11285

THIS IS TO CERTIFY, that in accordance with the provisions of Chapter 198, Florida Statutes, there has been filed with this office a sworn report or return for estate taxes as required by law, and on the basis thereof it has been ascertained that the above estate is not subject to Florida Estate Tax. The issuance of this certificate, however, shall not preclude the assessment and collection of estate taxes subsequently determined to be due the State of Florida.

If proof of nonliability by the above estate for the Florida Estate Tax is required by any person, this certificate may be exhibited as evidence of such nonliability.

Given in duplicate under my hand and the Seal of the State of Florida.



L. H. Fuchs
L. H. Fuchs, EXECUTIVE DIRECTOR
DEPARTMENT OF REVENUE
STATE OF FLORIDA

561763

rec 6.00



FLORIDA DEPARTMENT OF REVENUE
TALLAHASSEE, FLORIDA 32399-0100

DR-302
R. 03/96

NONTAXABLE CERTIFICATE AND RECEIPT
FOR ESTATE TAX

DR BK 4140 PG1796
Escambia County, Florida
INSTRUMENT 97-393905

TO: BETTY YOUNG
PO BOX 11250
TALLAHASSEE FL 32302-3250

RCD Jun 17, 1997 01:52 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-393905

Re: The Estate of RICHMOND, FERN M.
Social Security No. [REDACTED]
Date of Death: 08/05/1995
Resident of OUT OF STATE
State of IL
Validation Date: 01/07/1997
Issue Date: 01/09/1997

CERTIFICATE NUMBER

AF11286

THIS IS TO CERTIFY, that in accordance with the provisions of Chapter 198, Florida Statutes, there has been filed with this office a sworn report or return for estate taxes as required by law, and on the basis thereof it has been ascertained that the above estate is not subject to Florida Estate Tax. The issuance of this certificate, however, shall not preclude the assessment and collection of estate taxes subsequently determined to be due the State of Florida.

If proof of nonliability by the above estate for the Florida Estate Tax is required by any person, this certificate may be exhibited as evidence of such nonliability.

Given in duplicate under my hand and the Seal of the State of Florida.



L. H. Fuchs, EXECUTIVE DIRECTOR
DEPARTMENT OF REVENUE
STATE OF FLORIDA

5/6/97

rec. 10.50
docs .70

UR BK 4140 P61798
Escambia County, Florida
INSTRUMENT 97-393907

PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)

The undersigned, **Diane E. Marks** whose post office address is **10958 St. Louis, Chicago, Illinois, 60655**, as personal representative of the estate of **FERN M. RICHMOND** deceased, hereby acknowledges that title to the real estate located in **Escambia** County, Florida, owned by the decedent at the time of death, described as follows:

Lot 10, Block 7, in PERDIDO BAY COUNTRY CLUB ESTATES, Unit 7, as recorded in Plat Book 8, Page 90B, of the Public Records of Escambia County, Florida.

Lot 10, Block 11, in PERDIDO BAY COUNTRY CLUB ESTATES, Unit 6, as recorded in Plat Book 8, Page 84B, of the Public Records of Escambia County, Florida.

Property Appraiser's Parcel Identification Number _____ (the "Property"), vested in **an undivided 1/3 interest to Diane E. Marks, and an undivided 2/3 interest to Diane E. Marks as Trustee for the Grandchildren's Trust, under the Will of Fern M. Richmond as tenants in common**, whose post office address is **10958 St. Louis, Chicago, Illinois 60655**, (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for **Charlotte** County, Florida, Probate Division, in File No. **97-51-CP**, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

Having determined that the property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in **1/3 interest to Diane E. Marks and 2/3 interest to Diane E. Marks as Trustee for the Grandchildren's Trust, under the Will of Fern M. Richmond, as tenants in common**, free of all rights of the personal representative.

DEED DOC STAMPS PD @ ESC CO \$ 0.70
06/17/97 ERNIE LEE MAGANA, CLERK
By: *Barbara Beltra*

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the Decedent, has executed
this instrument on May 29, 19 97.

Executed in the presence of:

RCD Jun 17, 1997 01:52 pm
Escambia County, Florida

Annet L. Prosser

Theresa A. Gleason

(two witnesses)

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-393907

Diane E. Marks
As personal representative of the estate of FERN
M. RICHMOND, deceased

STATE OF ILLINOIS

COUNTY OF Cook

The foregoing instrument was acknowledged before me on May 29, 19 97, by
Diane E. Marks as personal representative of the estate of FERN M. RICHMOND, deceased, who is
personally known to me YES (yes or no) or who produced _____ (type of identification) as
identification.

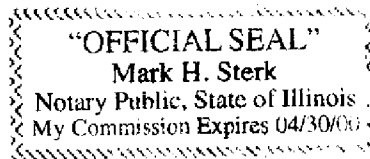
Mark H. Sterk

Notary Public, State of ILLINOIS
My Commission Expires:
My Commission Number is:

[Print or type names under all signature lines.]

This instrument prepared by:

Scott D. Ittersagen
Batsel, McKinley, Ittersagen, Gunderson & Berntsson, P.A.
1861 Placida Road, Suite 204
Englewood, Florida 34223



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05757 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:

ORVAN E RICHMOND EST OF FERN M RICHMOND
C/O DIANE E MARKS C/O DIANE E MARKS
10958 S ST LOUIS AVE 10958 S ST LOUIS AVE
CHICAGO, IL 60655 CHICAGO, IL 60655

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

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

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 TB INVESTMENT TRUST FBO TERRY BAYLISS holder of Tax Certificate No. 05757, 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 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 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 103005326 (0424-51)

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

ORVAN E RICHMOND EST OF and FERN M RICHMOND

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.: 0424-51 Acct # 103005326

Tax Certificate No.: 2017 TD 05757

Individual

Titleholder: Orvan E Richmond Est of Fern M Richmond Company

Address from certification: c/o Diane E Marks
10958 S St Louis Ave, Chicago, IL 60655

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

Deed OR Book 1885 Page 693

Alternate addresses:

• Address: _____

• Address: _____

Source: _____

Source: _____

	Date Searched	Initials	
Escambia Property Appraiser's records	<u>3/19/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia Tax Collector's records	<u>3/19/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia County's most recent tax roll	<u>3/19/24</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>3/19/24</u>	<u>MN</u>	<input checked="" type="checkbox"/> no new address
Escambia court records search	<u>3/19/24</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, but no luck. ebh
Found possible phone # for Diane Marks MN
Sent new cert mail to Fern M Richmond, 11055 S Keating Ave
Oak Lawn IL 60453

ORVAN E RICHMOND EST OF
[0424-51]
C/O DIANE E MARKS
10958 S ST LOUIS AVE
CHICAGO, IL 60655

9171 9690 0935 0127 2293 43

In transit

PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-51]
12700 BAHIA CT
PENSACOLA, FL 32502

9171 9690 0935 0127 2293 29

FERN M RICHMOND [0424-51]
C/O DIANE E MARKS
10958 S ST LOUIS AVE
CHICAGO, IL 60655

9171 9690 0935 0127 2293 36

In transit

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-51]
P O BOX 16231
PENSACOLA, FL 32507

9171 9690 0935 0127 2293 12

PERDIDO BAY COUNTRY CLUB
ESTATES HOMEOWNER'S
ASSOCIATION, INC [0424-51]
5210 PALE MOON DR
PENSACOLA, FL 32507

9171 9690 0935 0127 2293 05

Sent cert mail 3/21/24

FERN M RICHMOND 0424-51
11035 S KEATING AVE
OAK LAWN IL 60453

9171 9690 0935 0128 2194 28

PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-51]
PO BOX 34274
PENSACOLA, FL 32507

9171 9690 0935 0127 2292 99

CERTIFIED MAIL™

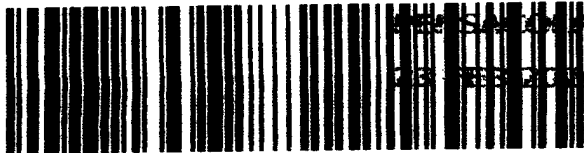
Pam Childers

e Circuit Court & Comptroller

Official Records

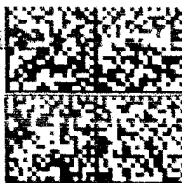
Palafox Place, Suite 110

Pensacola, FL 32502



PENSACOLA, FL 325

23 FEB 2024 PM 1



9171 9690 0935 0127 2293 05

quadiant

FIRST-CLASS MAIL

IMI

\$007.36

02/23/2024 ZIP 32502

043M31219251

US POSTAGE

PAM CHILDERS
CIRCUIT COURT
OFFICIAL RECORDS
PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502

Ank

PERDIDO BAY COUNTRY CLUB

ESTATES HOMEOWNER'S

ASSOCIATION, INC [0424-51]

5210 PALE MOON DR

93260 PENSACOLA, FL 32507

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322 FE 1

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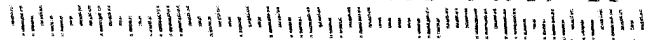
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

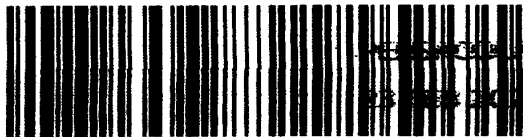
BC: 32502583335

*2638-04737-23-38

325025833
32507-0710



CERTIFIED MAIL™



9171 9690 0935 0127 2293 29

PENSACOLA FL 32502
MAR 23 2024 PM 1



quadiant

FIRST-CLASS MAIL

IMI

\$007.36⁰

02/23/2024 ZIP 32502

U S POSTAGE

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
OFFICIAL RECORDS

2024 MAR -5 A 11:33

PENSACOLA COUNTY FL

ANK

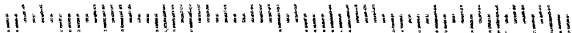
PERDIDO BAY COUNTRY CLUB
ESTATES UNIT VII, INC. [0424-51]
12700 BAHIA CT
PENSACOLA, FL 32502

NIXIE 322 FE 1 0003/02/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 32502583335 *2187-00217-23-39

32502583335
00137055



Fern M Richmond

Death Record August 1995 (age 73)

Disc

Lives in Oak Lawn, IL

(773) 445-2028

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

Fern Jones Richmond, Fern P Richmond

Current Address

11035 S Keating Ave

Oak Lawn, IL 60453

Cook County
(Nov 2000 - Mar 2024)

[Ad] Attention Real Estate Investors!

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

Phone Numbers

(773) 445-2028 - Landline *Disc*

Possible Primary Phone
Last reported Feb 2024
Ameritech Illinois

(312) 445-2028 - Wireless *wrong #*

Last reported Mar 2016
XO Illinois

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

Diane Marks

Age 69, Born November 1954

Lives in Chicago, IL

(773) 814-3802

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

Diane E Marks, Diane L Marks

Current Address

10958 S Saint Louis Ave

Chicago, IL 60655

\$255,000 | 3 Bed | 2 Bath | 1285 Sq Ft | Built 1960

Cook County

(Jul 1991 - Mar 2024)

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Phone Numbers

(773) 814-3802 - Wireless

Possible Primary Phone

Last reported Feb 2024

T-Mobile USA

(773) 445-2028 - Landline

Last reported Oct 2013

Ameritech Illinois

(773) 991-8921 - Wireless

Last reported Apr 2021

Sprint Spectrum

(708) 389-7083 - Landline

Last reported Jun 2018

Ameritech Illinois

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
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[View Background Report](#)

Sponsored Links

THE SUMMATION WEEKLY

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

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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-05757 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024; March 13, 2024; March 20, 2024; and March 27, 2024.

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

X

Malcolm Ballinger
MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

X

Brooklyn Faith Coates
, NOTARY PUBLIC



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

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

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

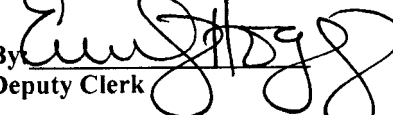
Cert # 005757 of 2017 Date 4/3/2024
Name GEORGIOS KAFANTARIS

Cash Summary

Cash Deposit	\$200.00
Total Check	\$1,453.70
Grand Total	\$1,653.70

Purchase Price (high bid amount)	\$1,600.00	Total Check	\$1,453.70
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$11.20	Adv Doc. Stamps	\$11.20
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,568.66	Postage	\$51.80
		Researcher Copies	\$0.00
- postage	\$51.80		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,516.86	Registry of Court	\$1,516.86
Purchase Price (high bid)	\$1,600.00		
-Registry of Court	\$1,516.86	Overbid Amount	\$31.34
-advance recording (for mail certificate)	\$18.50		
-postage	\$51.80		
-Researcher Copies	\$0.00		
= Overbid Amount	\$31.34		

PAM CHILDERS
 Clerk of the Circuit Court

By 
 Deputy Clerk

PAM CHILDERS

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



**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 005757

Sold Date 4/3/2024

Name GEORGIOS KAFANTARIS

RegistryOfCourtT = TAXDEED	\$1,516.86
overbidamount = TAXDEED	\$31.34
PostageT = TD2	\$51.80
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$11.20
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 005757	
11/14/2023	RECEIPT	PAYMENT \$456.00 RECEIPT #2023083868	
11/14/2023	TD83	TAX COLLECTOR CERTIFICATION	
11/14/2023	TD84	PA'S INFO	
11/16/2023	TD84	NOTICE OF TDA	
1/26/2024	TD82	PROPERTY INFORMATION REPORT	
2/26/2024	TD81	CERTIFICATE OF MAILING	
3/8/2024	CheckVoided	CHECK (CHECKID 133321) 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	

FEEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
11/14/2023 3:02:16 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
11/14/2023 3:02:17 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
11/14/2023 3:02:17 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
11/14/2023 3:02:15 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
11/14/2023 3:02:18 PM	TD7	ONLINE AUCTION FEE	59.00	59.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
11/14/2023 3:04:07 PM	2023083868	TB INVESTMENT TRUST FBO TERRY BAYLISS	456.00	456.00	0.00

		Total	456.00	456.00	0.00
--	--	-------	--------	--------	------

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
3/8/2024 11:09:24 AM	Check (outgoing)	101874423	BALLINGER PUBLISHING	PO BOX 12665	200.00	900036790 CLEARED ON 3/8/2024
11/14/2023 3:04:07 PM	Deposit	101843756	TB INVESTMENT TRUST FBO TERRY BAYLISS		320.00	Deposit
Deposited			Used		Balance	
320.00			11,600.00		-11,280.00	

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 after the sale.



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 Address		
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00578	083S3	Edit Name on Title													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00578	083S3	Name on Title Custom Fields Style													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00577	083S3	Case Number: 2017 TD 005757 Result Date: 04/03/2024													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00577	083S3	Title Information:													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00575	083S3	Name:	Georgios kafantaris												
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00573	083S3	Address1:	9583 Scottsdale Dr												
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00572	083S3	Address2:													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00571	083S3	Address2:													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00571	083S3	City:	Broadview Hts												
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00570	083S3	State:	OH												
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00570	083S3	Zip:	44147												
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00569	083S3	Cancel Update													
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00569	083S3														
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00569	083S3	1200	79921	21,000.00	3200.00	6,935.00	0.00	342.00	0.00	30.00	10.50	1,353.00	05694	Investment	15150 Blanco Roa
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00253	142S305200	72292	57,300.00	5365.00	6,935.00	0.00	42.50	0.00	0.00	551.10	7,028.60	02531	JEFFREY P BURC	2716 Woodman Lc	
<input checked="" type="checkbox"/>	04/03/2024	2017 TD 00225	092S301000	79543	59,700.00	5485.00	6,935.00	0.00	42.50	0.00	0.00	567.90	9,325.40	02257	Roman Vashurin	6123 Chablis Ln P	

TOTALS: Items Count: 22 Balance: \$40,845.00 Clerk Fees: \$0.00 Rec Fees: \$935.00 Doc Stamps: \$427.70 Total Due: \$42,267.70

79838

Georgios Kafantaris

\$1,600.00

Deposit

\$200.00

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024026682 4/10/2024 12:44 PM
OFF REC BK: 9129 PG: 1855 Doc Type: COM
Recording \$18.50

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05757 of 2017

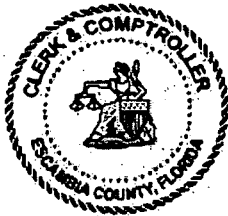
I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on February 15, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ORVAN E RICHMOND EST OF FERN M RICHMOND
C/O DIANE E MARKS C/O DIANE E MARKS
10958 S ST LOUIS AVE 10958 S ST LOUIS AVE
CHICAGO, IL 60655 CHICAGO, IL 60655

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

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

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

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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-05757 in the Escambia County Court was published in said newspaper in and was printed and released on March 6, 2024, March 13, 2024, March 20, 2024, and March 27, 2024.

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

X

Malcolm Ballinger
MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

X

Brooklyn Faith Coates
, NOTARY PUBLIC



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

Tax deed file number 0424-51

Parcel ID number 083S326000010007

TAX DEED

Escambia County, Florida

for official use only

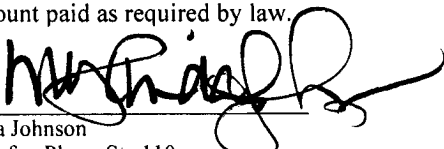
Tax Certificate numbered 05757 issued on June 1, 2017 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 **Georgios Kafantaris**, 9583 Scottsdale Dr Broadview Hts OH 44147, who was the highest bidder and has paid the sum of the bid as required by law.

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

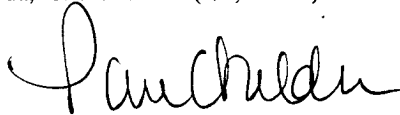
Description of lands: LT 10 BLK 7 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 7 PB 8 P 90 B OR 1885 P 693 OR 4140 P 1795 SEC 21/22 T 3S R 31 SEC 8/12 T 3S R 32 SECTION 08, TOWNSHIP 3 S, RANGE 32 W

**** Property previously assessed to: ORVAN E RICHMOND EST OF, FERN M RICHMOND**

On 3rd day of April 2024, in Escambia County, Florida, for the sum of (\$1,600.00) ONE THOUSAND SIX HUNDRED AND 00/100 Dollars, the amount paid as required by law.

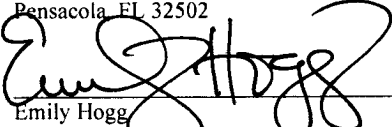


Mylinda Johnson
221 Palafox Place, Ste 110
Pensacola, FL 32502



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

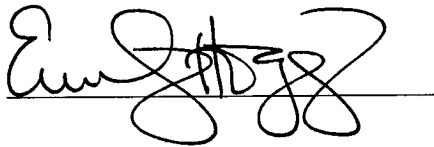




Emily Hogg
221 Palafox Place, Ste 110
Pensacola, FL 32502

On this 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

Tax Certificate # 2017 TD 005757
 Account # 103005326
 Property Owner Orvan E Richmond Est of Fern M Richmond
 Property Address 4968 Valiente Dr 32507

SOLD TO: Georgios Kafantaris **\$1,600.00**
 Amt Available to Disburse \$

Disbursed to/for:	Amount:
Recording Fees (from TXD receipt)	\$ 39.70 ✓
Clerk Registry Fee (fee due clerk tab)	\$ 10.94 ✓
Tax Collector Fee (from redeem screen)	\$ 18.75 ✓
Certificate holder/taxes & app fees	\$ 1,498.11 ✓
Refund High Bidder unused sheriff fees	\$ 120.00 ✓
Additional taxes	\$ 0 ✓
Postage final notices	\$ →
SERVICE FEE	\$ →
	\$
	\$
	\$
	\$

Check #	Balance
	\$
Key Fee in BM as OR860	\$
	\$
	\$
	\$
	\$ 20.40
	\$
	\$ 0
	\$
	\$
	\$

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 \$
	Due \$
	Paid \$
	Due \$
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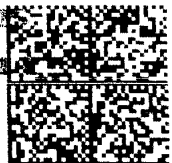
Notes: **NOT ENOUGH SURPLUS TO COVER POSTAGE FOR FINAL NOTICES.**

CERTIFIED MAIL™



9171 9690 0935 0128 2194 28

PENSACOLA FL 32502
MAY 10 10 24 PM 1



quadiant

FIRST-CLASS MAIL
IMI

\$007.36⁰

03/22/2024 ZIP 32502
043M31219251

US POSTAGE

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

CLERK OF THE CIRCUIT COURT
PAM CHILDERS
2024 MAY 10 A 10:30
PENSACOLA CO. FL

FERN M RICHMOND 0424-51
11035 S KEATING AVE
OAK LAWN IL 60453

.. 9314108094156638

.. 9400921476114390

004 32502V 0400
0410 0410 0410 0410
0410 0410 0410 0410
0410 0410 0410 0410

NIXIE 601 FE 1 0005/03/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502589335 *2638-02444-22-37

