



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

1022-25

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JOSHUA BRUNNER 9411 N HICKORYHILL DR MUNCIE, IN 47303	Application date	Apr 22, 2022
Property description	FRANKS ARTHUR & KATHRYN 733 RD 57 W HUNTSVILLE, OH 43324 OMAHA DR 10-3001-240 LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907	Certificate #	2019 / 5501
		Date certificate issued	06/01/2019

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)
# 2019/5501	06/01/2019	86.71	20.81	107.52
→ Part 2: Total*				107.52

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)
# 2020/5923	06/01/2020	75.20	6.25	18.05	99.50
# 2018/5728	06/01/2018	63.30	6.25	44.63	114.18
# 2017/5692	06/01/2017	63.58	6.25	56.27	126.10
# 2016/5743	06/01/2016	62.72	6.25	66.80	135.77
# 2015/6324	06/01/2015	42.68	6.25	53.14	102.07
Part 3: Total*					577.62

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)	685.14
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)	1,060.14

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: Escambia, Florida
 Signature, Tax Collector or Designee Date April 26th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/03/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + C.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application
 Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)
 Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)
 Line 1, enter the total of Part 2 plus the total of Part 3 above.
 Total Paid, Line 7: Add the amounts of Lines 1-6
 Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200330

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JOSHUA BRUNNER
9411 N HICKORYHILL DR
MUNCIE, IN 47303,

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
10-3001-240	2019/5501	06-01-2019	LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907

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
JOSHUA BRUNNER
9411 N HICKORYHILL DR
MUNCIE, IN 47303

04-22-2022
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	
Parcel ID:	0835321200024002
Account:	103001240
Owners:	FRANKS ARTHUR & KATHRYN
Mail:	733 RD 57 W HUNTSVILLE, OH 43324
Situs:	OMAHA DR 32506
Use Code:	WASTE LAND
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$500	\$0	\$500	\$500
2020	\$500	\$0	\$500	\$500
2019	\$1,000	\$0	\$1,000	\$1,000

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/1980	1407	907	\$4,500	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2021 Certified Roll Exemptions
None

Legal Description
LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907

Extra Features
None

Parcel Information

Section Map Id:
08-35-32-2

Approx. Acreage:
0.2380

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

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

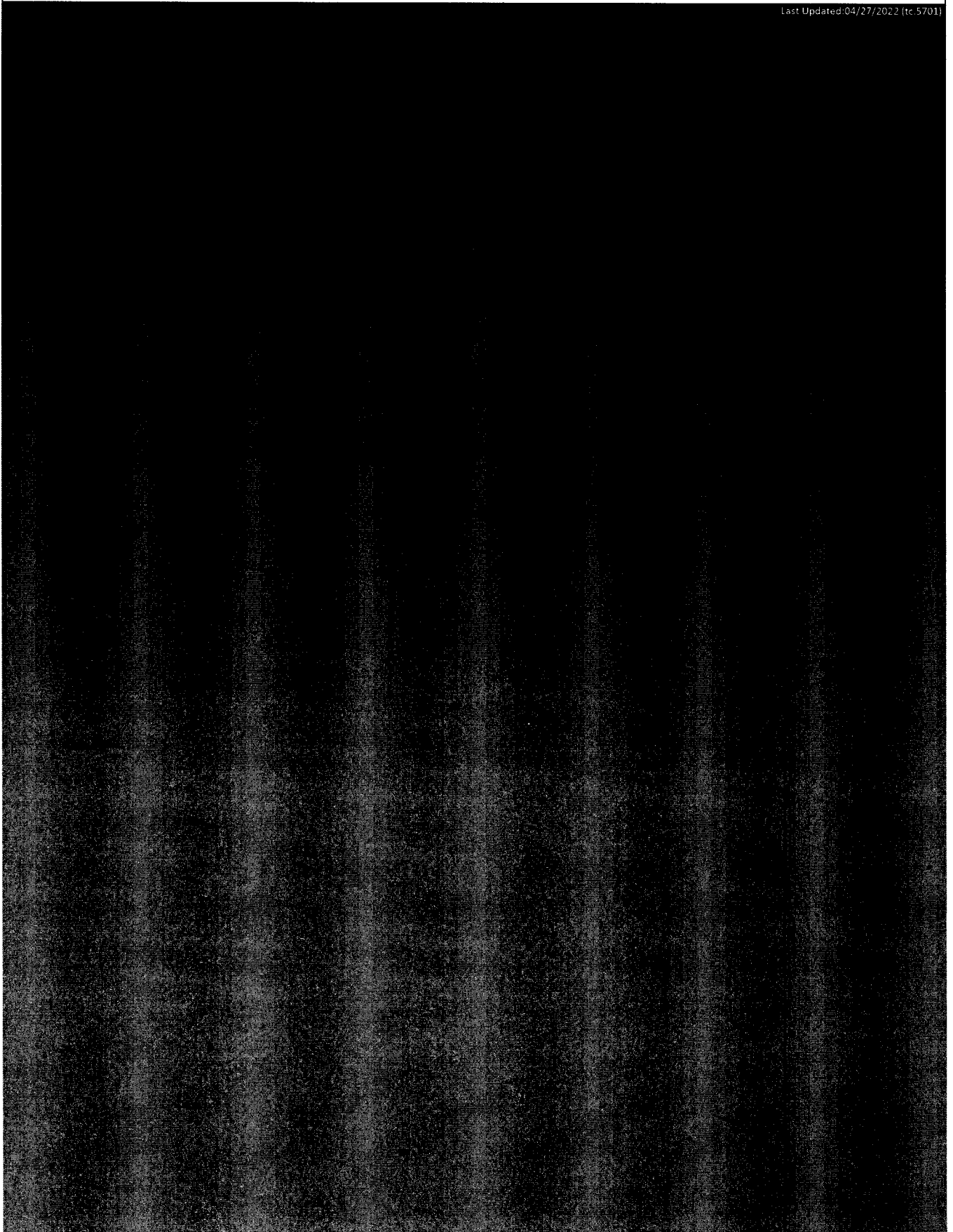
[Buildings](#)

[Images](#)

None

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

Last Updated: 04/27/2022 (tc.5701)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JOSHUA BRUNNER** holder of **Tax Certificate No. 05501**, issued the **1st day of June, A.D., 2019** 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:

LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103001240 (1022-25)

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

ARTHUR FRANKS and KATHRYN FRANKS

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 Monday** in the month of **October**, which is the **3rd day of October 2022**.

Dated this 10th day of May 2022.

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 #: 10-3001-240 CERTIFICATE #: 2020-5501

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: June 28, 2002 to and including June 28, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President
Dated: July 5, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 5, 2022

Tax Account #: **10-3001-240**

1. The Grantee(s) of the last deed(s) of record is/are: **KATHRYN FRANKS AND ARTHUR FRANKS**
By Virtue of Warranty Deed recorded 1/26/1980 in OR 1407/907

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. **Lien in favor of Perdido Bay Country Club Estates Conservation Association, Inc. recorded 3/15/2004 OR 5363/1419 and OR 5363/1426**

4. Taxes:

Taxes for the year(s) 2014-2019 are delinquent.
Tax Account #: 10-3001-240
Assessed Value: \$500.00
Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, 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: _____ **OCT 3, 2022**
TAX ACCOUNT #: _____ **10-3001-240**
CERTIFICATE #: _____ **2020-5501**

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>2021</u> tax year. |

ARTHUR FRANKS	PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION
KATHRYN FRANKS	ASSOCIATION INC
733 RD 57 NW	4400 MOBILE HIGHWAY
HUNTSVILLE, OH 43324	PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 5th day of July, 2022.

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

July 5, 2022

Tax Account #:10-3001-240

**LEGAL DESCRIPTION
EXHIBIT "A"**

LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3001-240(1022-25)

4.00
18.00
22.00

Warranty Deed

64-00071-5

1407 PAGE 907

Made this 31st day of December, A.D., 1979 between
PERDIDO BAY COUNTRY CLUB ESTATES, INC., a domestic corporation hereinafter
called "Grantor", and

Kathryn Franks and Arthur Franks
Joint Tenancy With Right Of Survivorship

hereinafter called "Grantee", whose mailing address is
R.R. 2
Huntsville, Oh. 43324

18.00
4.00
22.00

WITNESSETH:

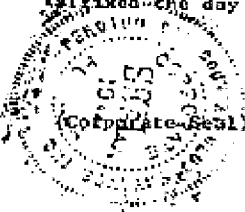
That Grantor for VALUABLE CONSIDERATION, the receipt whereof is
hereby acknowledged, has granted, bargained and sold to Grantee, his, her,
its or their heirs, successors and assigns forever, the following described
land in the County of Escambia, State of Florida, to-wit:

Lot(s) 24 Block 2
in PERDIDO BAY COUNTRY CLUB ESTATES,
Unit 5, as recorded in Plat book 8,
Page 71 of the Public Records of
Escambia County, Florida.

RETURN TO:
Perdido Bay Country
Club Estates, Inc.
643 Brickell Avenue
Miami, Florida 33131

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 referred to plat of
which would be disclosed by an accurate survey or personal inspection of
the property. Grantor reserves the right to collect from Grantee assessment
costs for improvements in accordance with the provisions of the Agreement
for Deed and Amendments thereto between Grantor and Grantee for the purchase
of property described herein. Grantor hereby fully warrants the title to
said land and will defend the same against the lawful claims of all persons
whomsoever, except as aforesaid.

IN WITNESS WHEREOF, the 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 above written.



99926 PERDIDO BAY COUNTRY CLUB ESTATES, INC.

By: Joel Schwartz Treasurer
By: Bonnie Lynn Secretary

FILED & RECORDED IN
THE PUBLIC RECORDS OF
FLA. BY: _____

STATE OF FLORIDA)
COUNTY OF Dade)
SS. _____
Notary Public

I HEREBY CERTIFY, that on this 31 day of December, A.D.,
1979 before me personally appeared Joel Schwartz and Bonnie Lynn
as Treasurer and Secretary of Perdido Bay Country Club Estates, Inc.,
a Florida Corporation, to me known to be the person who signed the foregoing
instrument as such officer, and he acknowledged the execution thereof to be
his free act and deed as such officer for the uses and purposes therein
mentioned, that he affixed thereto the seal of said corporation and that the
said instrument is the act and deed of said corporation.

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

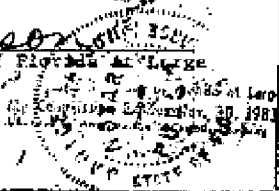
Janice Larson
Notary Public, State of Florida

This instrument prepared by:
Robert E. Dady, Esq.
Mann and Dady
1438 Brickell Avenue
Miami, Florida 33131

My commission expires: _____

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
SEPT. OF REVENUE

18.00



OR BK 5363 PG 1419
Escambia County, Florida
INSTRUMENT 2004-216522

RCD Mar 15, 2004 11:43 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-216522

Return to:

Lisa S. Minshew, Esq.
433 East Government Street
Pensacola, Florida 32502

This Instrument Prepared by:

Lisa S. Minshew, Esq.
433 East Government Street
Pensacola, Florida 32502
(850) 434-6859
FBN: 618322

Space Above This Line for Recording

Prop I. D. # 083S321200024002

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared ALBERT C. GRAF, who was duly sworn and says that he is the agent of the lienor, **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC.** ("Association"), whose address is 4400 Mobile Highway, Pensacola, Florida 32506, and that in accordance with the By Laws of the Association, the Association has provided maintenance and other services for the following described real property located in Escambia County, Florida:

Lot 24 Blk 2 Perdido Bay Country Club Estates Unit 5 PB 8 P 71 OR
1407 P907

upon which the Association asserts this lien. The property is owned by Arthur & Kathryn Franks. There remains unpaid to the Association, assessments of **\$200.00**, representing the principal amount that was due on the following dates: April 8, 2002 and April 8, 2003; This lien secures these amounts, as well as any amounts and assessments that may accrue in the future.

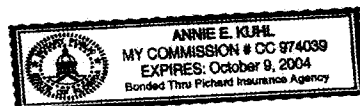
**PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, INC.**

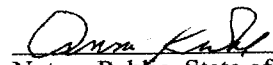
BY:


ALBERT C. GRAF, PRESIDENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 28 day of February, 2004, by Albert C. Graf, as the President of **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC.** and who is personally known to me, and that the information set forth therein is true and correct to the best of his knowledge and belief.




Notary Public, State of Florida

OR BK 5363 PG1426
Escambia County, Florida
INSTRUMENT 2004-216529

RCD Mar 15, 2004 11:43 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2004-216529

Return to:

Lisa S. Minshew, Esq.
433 East Government Street
Pensacola, Florida 32502

This Instrument Prepared by:

Lisa S. Minshew, Esq.
433 East Government Street
Pensacola, Florida 32502
(850) 434-6859
FBN: 618322

Space Above This Line for Recording

Prop I. D. # 083S321200023003

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

BEFORE ME, the undersigned notary public, personally appeared ALBERT C. GRAF, who was duly sworn and says that he is the agent of the lienor, **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC.** ("Association"), whose address is 4400 Mobile Highway, Pensacola, Florida 32506, and that in accordance with the By Laws of the Association, the Association has provided maintenance and other services for the following described real property located in Escambia County, Florida:

Lot 23 Blk 2 Perdido Bay Country Club Estates Unit 5 PB 8 P 71 OR
1604 P 223

upon which the Association asserts this lien. The property is owned by Arthur & Kathryn Franks. There remains unpaid to the Association, assessments of **\$200.00**, representing the principal amount that was due on the following dates: April 8, 2002 and April 8, 2003; This lien secures these amounts, as well as any amounts and assessments that may accrue in the future.

**PERDIDO BAY COUNTRY CLUB ESTATES
CONSERVATION ASSOCIATION, INC.**

BY: *Albert C. Graf*
ALBERT C. GRAF, PRESIDENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of February, 2004, by Albert C. Graf, as the President of **PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION, INC.** and who is personally known to me, and that the information set forth therein is true and correct to the best of his knowledge and belief.



Annie E. Kuhl
Notary Public, State of Florida

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 05501 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ARTHUR FRANKS 733 RD 57 W HUNTSVILLE, OH 43324	KATHRYN FRANKS 733 RD 57 W HUNTSVILLE, OH 43324
PERDIDO BAY COUNTRY CLUB ESTATES CONSERVATION ASSOCIATION INC 4400 MOBILE HIGHWAY PENSACOLA, FL 32506	

WITNESS my official seal this 18th day of August 2022.



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 October 3, 2022, 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 **JOSHUA BRUNNER** holder of **Tax Certificate No. 05501**, issued the **1st day of June, A.D., 2019** 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:

LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907

SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103001240 (1022-25)

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

ARTHUR FRANKS and KATHRYN FRANKS

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 Monday** in the month of **October**, which is the **3rd day of October 2022**.

Dated this 15th day of August 2022.

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

ARTHUR FRANKS [1022-25]
733 RD 57 W
HUNTSVILLE, OH 43324

9171 9690 0935 0128 3053 81

✓ delivered

KATHRYN FRANKS [1022-25]
733 RD 57 W
HUNTSVILLE, OH 43324

9171 9690 0935 0128 3053 74

✓ delivered

PERDIDO BAY COUNTRY CLUB
ESTATES CONSERVATION
ASSOCIATION INC [1022-25]
4400 MOBILE HIGHWAY
PENSACOLA, FL 32506

9171 9690 0935 0128 3053 67

Tracking Number Information

Meter:	31219251	Mailing Date:	08/19/22 12:24 PM
Tracking Number:	9171969009350128305381	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	43324
Service:	ERR	City:	HUNTSVILLE
Value	\$0.570	State:	OH

Proof of Delivery

733 Co Rd 1574

Status Details

▼ Status Date	Status
Thu, 09/01/22, 10:18:00 AM	OK : Delivered
Mon, 08/22/22, 12:59:00 PM	No access to dlrvy location
Mon, 08/22/22, 08:43:00 AM	Out for Delivery
Mon, 08/22/22, 08:32:00 AM	Arrival at Unit
Sun, 08/21/22, 12:23:00 PM	Processed (processing scan)
Sun, 08/21/22, 10:39:00 AM	Processed (processing scan)
Fri, 08/19/22, 10:10:00 PM	Processed (processing scan)
Fri, 08/19/22, 06:37:00 PM	Processed (processing scan)
Fri, 08/19/22, 05:22:00 PM	Origin Acceptance
Fri, 08/19/22, 04:28:00 PM	OK: USPS acknowledges reception of info

Note: Delivery status updates are processed throughout the day and posted upon receipt from the Postal Service.

STATUS HISTORY

Tracking Number Information

Meter:	31219251	Mailing Date:	08/19/22 12:24 PM
Tracking Number:	9171969009350128305374	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	43324
Service:	ERR	City:	HUNTSVILLE
Value	\$0.570	State:	OH

Proof of Delivery

*Robert M...
733 COR 1594*

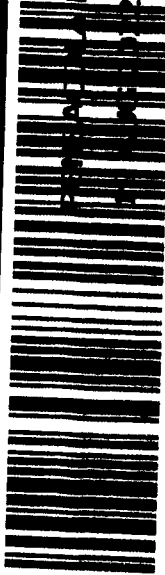
Status Details

▼ Status Date	Status
Thu, 09/01/22, 10:18:00 AM	OK : Delivered
Mon, 08/22/22, 12:59:00 PM	No access to dlrvy location
Mon, 08/22/22, 08:43:00 AM	Out for Delivery

Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502-5843

2/18
b/19

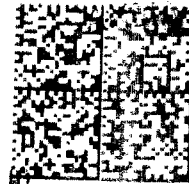
CERTIFIED MAIL™



PERDIDO BAY COUNTY, FL 32502
PM 1

quodient

FIRST-CLASS MAIL
IML
\$006.57
09/20/23 ZIP 32502
09/20/23 1923



9171 9690 0935 0128 3053 67

US POSTAGE

PERDIDO BAY COUNTY, FL 32502
SEP 20 2023 10:22 AM
0909/19/22

PERDIDO BAY COUNTY CLUBNIXIE 322 DE 1
ESTATES CONSERVATION
ASSOCIATION INC [1022-25]
4400 MOBILE HIGHWAY
PENSACOLA, FL 32506
BC 3250252335 * 268-61790-19-32
RETURN TO SENDER
UNABLE TO FORWARD

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 # 005501 of 2019 Date 10/3/2022
Name ARIEL LAM

Cash Summary

Cash Deposit	\$200.00
Total Check	\$1,554.40
Grand Total	\$1,754.40

Purchase Price (high bid amount)	\$1,700.00	Total Check	\$1,554.40
+ adv recording deed	\$10.00	Adv Recording Deed	\$10.00
+ adv doc. stamps deed	\$11.90	Adv Doc. Stamps	\$11.90
+ Adv Recording For Mailing	\$18.50		
Opening Bid Amount	\$1,677.38	Postage	\$18.54
		Researcher Copies	\$0.00
- postage	\$18.54		
- Researcher Copies	\$0.00		
		Adv Recording Mail Cert	\$18.50
- Homestead Exempt	\$0.00		
		Clerk's Prep Fee	\$14.00
=Registry of Court	\$1,658.84	Registry of Court	\$1,658.84
Purchase Price (high bid)	\$1,700.00		
-Registry of Court	\$1,658.84	Overbid Amount	\$22.62
-advance recording (for mail certificate)	\$18.50		
-postage	\$18.54		
-Researcher Copies	\$0.00		
= Overbid Amount	\$22.62		

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
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 005501
Sold Date 10/3/2022
Name ARIEL LAM

RegistryOfCourtT = TAXDEED	\$1,658.84
overbidamount = TAXDEED	\$22.62
PostageT = TD2	\$18.54
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$11.90
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc	VIEW IMAGES
6/1/2019	0101	CASE FILED 06/01/2019 CASE NUMBER 2019 TD 005501	
4/28/2022	RECEIPT	PAYMENT \$456.00 RECEIPT #2022032086	
4/28/2022	TD83	TAX COLLECTOR CERTIFICATION	
4/28/2022	TD84	PA'S INFO	
5/11/2022	TD84	TDN	
7/8/2022	TD82	PROPERTY INFORMATION REPORT	
8/19/2022	TD81	CERTIFICATE OF MAILING	
9/2/2022	CheckVoided	CHECK (CHECKID 121564) VOIDED: BALLINGER PUBLISHING PO BOX 12665 PENSACOLA, FL 32591	
9/2/2022	CheckMailed	CHECK PRINTED: CHECK # 900034184 - - REGISTRY CHECK	
9/16/2022	TD84	CERT MAIL TRACKING AND RETURNED MAIL	

FEES

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/28/2022 10:17:41 AM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/28/2022 10:17:42 AM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/28/2022 10:17:42 AM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/28/2022 10:17:43	TD7	ONLINE AUCTION	59.00	59.00	0.00	0.00

AM		FEE				
4/28/2022 10:18:35 AM	TD10	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
		Total	456.00	456.00	0.00	0.00

RECEIPTS

ReceiptDate	ReceiptNumber	Received_from	payment_amt	applied_amt	refunded_amt
4/28/2022 10:19:28 AM	2022032086	JOSHUA BRUNNER	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

CashierDate	Type	TransactionID	TransactionName	Name	Amount	Status
9/2/2022 2:06:18 PM	Check (outgoing)	101718744	BALLINGER PUBLISHING	PO BOX 12665	200.00	900034184 CLEARED ON 9/2/2022
4/28/2022 10:19:28 AM	Deposit	101681561	JOSHUA BRUNNER		320.00	Deposit
Deposited			Used		Balance	
320.00			7,000.00		-6,680.00	

69708

Ariel Lam

\$ 1,700.00

Deposit
\$200.00

Auction Results Report

* Doc stamps for tax deed auction



Sale Date	Case ID	Parcel
10/03/2022	2019 TD 00550	083S3:
10/03/2022	2019 TD 00226	092S3:
10/03/2022	2016 TD 00360	342S3:
10/03/2022	2015 TD 00066	111S3:

Edit Name on Title ✕

Name on Title
 Custom Fields
 Style

Case Number: 2019 TD 005501

Result Date: 10/03/2022

Title Information:

Name:

Address1:

Address2:

City:

State:

Zip:

Cancel

Update

AM CT on the following business

Doc #	Doc ** Stamps	Total Due	Certificate Number	Name
000	\$11.90	\$1,554.40	05501	ARIEL
000	\$35.70	\$4,923.20	02260	Tirrell
000	\$527.80	\$72,200.30	03609	ralph
000	\$12.60	\$1,655.10	00663	Christ

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 JOSHUA BRUNNER holder of Tax Certificate No. 05501, issued the 1st day of June, A.D., 2019 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:

LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907

SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103001240 (1022-25)

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

ARTHUR FRANKS and KATHRYN FRANKS

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 Monday in the month of October, which is the 3rd day of October 2022.

Dated this 18th day of August 2022.

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

4WR8/31-9/21TD

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 2019-TD-05501 in the Escambia County Court was published in said newspaper in and was printed and released on August 31, 2022; September 7, 2022; September 14, 2022; and September 21, 2022.

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 21st day of September, 2022, 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

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022101357 10/11/2022 3:05 PM
OFF REC BK: 8873 PG: 203 Doc Type: COM
Recording \$18.50

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

CERTIFICATE # 05501 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 18, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

ARTHUR FRANKS 733 RD 57 W HUNTSVILLE, OH 43324	KATHRYN FRANKS 733 RD 57 W HUNTSVILLE, OH 43324
--	---

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

WITNESS my official seal this 18th day of August 2022.



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

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SECTION 08, TOWNSHIP 3 S, RANGE 32 W
TAX ACCOUNT NUMBER 103001240 (1022-25)

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Dated this 18th day of August 2022.

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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR8/31-9/21TD

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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 21st day of September, 2022, 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

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022101358 10/11/2022 3:05 PM
OFF REC BK: 8873 PG: 205 Doc Type: TXD
Recording \$10.00 Deed Stamps \$11.90

Tax deed file number 1022-25

Parcel ID number 083S321200024002

TAX DEED

Escambia County, Florida

for official use only

Tax Certificate numbered 05501 issued on June 1, 2019 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 October 2022, the land was offered for sale. It was sold to **ARIEL LAM**, 7650 LONG MEADOW LANE PENSACOLA FL 32506, who was the highest bidder and has paid the sum of the bid as required by law.

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

Description of lands: **LOT 24 BLK 2 PERDIDO BAY COUNTRY CLUB ESTATES UNIT 5 PB 8 P 71 OR 1407 P 907 SECTION 08, TOWNSHIP 3 S, RANGE 32 W**

** Property previously assessed to: **ARTHUR FRANKS, KATHRYN FRANKS**

On 3rd day of October 2022, in Escambia County, Florida, for the sum of (\$1,700.00) ONE THOUSAND SEVEN HUNDRED AND 00/100 Dollars, the amount paid as required by law.

[Signature]
witness Mylinda Johnson
[Signature]
witness Emily Hogg

[Signature]
Clerk of Court or County Comptroller
Escambia County Florida



On this 3RD day of OCT, 2022, before me personally appeared Pam CHILDERS
Clerk of the Circuit Court or County 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

[Signature]
MYLINDA JOHNSON



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

Tax Cert	2019 TD 005501
Property Owner	Arthur Franks
Property Address	Kathryn Franks Omaha Dr 32506

SOLD TO:	Ariel Lam \$1,700.00	Amt Available to Disburse \$
----------	----------------------	------------------------------

Disbursed to/for:	Amount:	Check #	Balance
Recording Fees (from TXD receipt)	\$ 40.40 ✓		\$
Clerk Registry Fee (fee due clerk tab)	\$ 10.68 ✓	Key Fee in BM as OR860	\$
Tax Collector Fee (from redeem screen)	\$ 6.25 ✓		\$
Certificate holder/taxes & app fees	\$ 1652.59 ✓		\$
Refund High Bidder unused sheriff fees	\$ 120.00 ✓		\$ 11.94
Additional taxes	\$ 0		\$
Postage final notices	\$ 0		\$
OK860 Not enough to send cert mail	\$ 11.94		\$ 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 \$
	Paid \$
	Due \$
	Paid \$
	Due \$
	Paid \$

Notes: