



# 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

0725-88

## 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	Mar 29, 2025
Property description	CARMANY HOWARD S 1/2 INT CARMANY PAULINE 1/2 INT 188 HARRELL RD RIDGEVILLE, SC 29472 CABALLO CT 10-3005-640 LOT 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T (Full legal attached.)	Certificate #	2019 / 5587
		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)
# 2019/5587	06/01/2019	108.06	45.39	153.45
# 2020/6017	06/01/2020	92.74	44.52	137.26
→Part 2: Total*				290.71

## 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)
# 2018/5821	06/01/2018	63.30	6.25	77.86	147.41
Part 3: Total*					147.41

## 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)	438.12
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)	813.12

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  
Date April 14th, 2025  
Signature, Tax Collector or Designee

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>07/02/2025</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

+ 12.50

**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.

LOT 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500019

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
10-3005-640	2019/5587	06-01-2019	LOT 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W

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

03-29-2025  
Application Date

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



# Gary "Bubba" Peters

## Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	083S326000086011	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	103005640	2024	\$500	\$0	\$500	\$500
<b>Owners:</b>	CARMANY HOWARD S 1/2 INT CARMANY PAULINE 1/2 INT	2023	\$500	\$0	\$500	\$500
<b>Mail:</b>	188 HARRELL RD RIDGEVILLE, SC 29472	2022	\$500	\$0	\$500	\$500
<b>Situs:</b>	CABALLO CT 32507	Disclaimer				
<b>Use Code:</b>	WASTE LAND 🔑	Tax Estimator				
<b>Taxing Authority:</b>	COUNTY MSTU	Change of Address				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List: 🔑						2024 Certified Roll Exemptions	
<b>Sale Date</b>	<b>Book</b>	<b>Page</b>	<b>Value</b>	<b>Type</b>	<b>Multi Parcel Records</b>	None	
05/1984	1912	325	\$100	QC	Y	Legal Description LOT 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC... 🔑	
02/1984	1885	741	\$4,500	WD	Y		
03/1981	1520	692	\$1,500,000	WD	Y		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None	

Parcel Information		Launch Interactive Map	
<b>Section Map Id:</b> 08-3S-32-2	<div>+</div> <div>-</div>		
<b>Approx. Acreage:</b> 0.2419			
<b>Zoned:</b> 🔑 LDR			
<b>Evacuation &amp; Flood Information</b> <a href="#">Open Report</a>			
		<a href="#">View Florida Department of Environmental Protection (DEP) Data</a>	
		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: 04/15/2025 (tc.5542)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TB INVESTMENT TRUST** holder of **Tax Certificate No. 05587**, 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 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W**

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

**TAX ACCOUNT NUMBER 103005640 (0725-88)**

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

**HOWARD S CARMANY 1/2 INT and PAULINE CARMANY 1/2 INT**

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 July, which is the **2nd day of July 2025**.

Dated this 15th day of April 2025.

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

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## 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 #: 10-3005-640 CERTIFICATE #: 2019-5587

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 encumber the title to said land as listed on page 2 herein.

**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.

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: April 11, 2005 to and including April 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: April 21, 2025

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

April 21, 2025

Tax Account #: **10-3005-640**

1. The Grantee(s) of the last deed(s) of record is/are: **HOWARD S CARMANY AND PAULINE CARMANY**

**By Virtue of Quit Claim Deed recorded 5/17/1984 in OR 1912/325 together with Warranty Deed recorded 3/16/1984 in OR 1885/741**

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) 2017-2024 are delinquent.**

**Tax Account #: 10-3005-640**

**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 COUNTY CLUB ESTATES HOMEOWNER'S 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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** JUL 2, 2025

**TAX ACCOUNT #:** 10-3005-640

**CERTIFICATE #:** 2019-5587

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>2024</u> tax year.

**HOWARD S CARMANY AND  
PAULINE CARMANY  
18592 WESTVIEW PARK 4244  
DOYLESTOWN, OH 44230**

**HOWARD S CARMANY AND  
PAULINE CARMANY  
188 HARRELL RD  
RIDGEVILLE, SC 29472**

**LESLIE JOHNSON  
PERDIDO BAY COUNRTY CLUB ESTATES  
HOMEOWNER'S ASSOCIATION INC  
PO BOX 16231  
PENSACOLA, FL 32507**

**LESLIE JOHNSON  
PERDIDO BAY COUNTRY CLUB ESTATES  
HOMEOWNER'S ASSOCIATION INC  
5194 PALE MOON DR  
PENSACOLA, FL 32507**

Certified and delivered to Escambia County Tax Collector, this 21<sup>st</sup> day of April 2025.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

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

**PROPERTY INFORMATION REPORT**

**April 21, 2025**

**Tax Account #:10-3005-640**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LOT 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P  
325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W**

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

**TAX ACCOUNT NUMBER 10-3005-640(0725-88)**

WARRANTY DEED

1885 PAGE 741

Made this 16 day of February, 19 84, between EQUITABLE BANK, N.A., a National Banking Association, hereinafter called "Grantor," and Howard S. Carmany

hereinafter called "Grantee," whose mailing address is 18592 Westview Park #244, Doylestown, OH 44220;

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) 86, Block 11, in PERDIDO BAY COUNTRY CLUB ESTATES, UNIT 7, as recorded in Plat Book 8, Page 90C, of the Public Records of Escambia County, Florida.

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

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

277090

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

By: H. J. H. H. H. H.  
President

Attest: Barbara Blum  
Secretary

(Corporate Seal)

MAR 16 8 35 AM '84

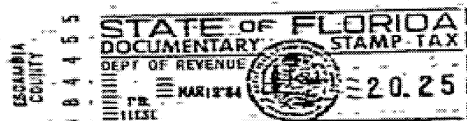
STATE OF Maryland  
COUNTY OF Adams

I HEREBY CERTIFY, that on this 16th day of February, 1984, before me personally appeared H. J. H. H. H. H. as the President and Barbara Blum 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 Adams, State of Maryland, the day and year last aforesaid.

Notary Public  
NOTARY PUBLIC, State of Maryland

My Commission Expires: July 1, 1986



QUIT CLAIM DEED

1912 PAGE 325

MAJOR FORM 111  
PRINTED AND FOR SALE BY  
MAJOR PRINTING COMPANY  
PENSACOLA, FLA.  
1977

9.15  
9.15  
State of Florida.

Escambia

County

KNOW ALL MEN BY THESE PRESENTS That Howard S. Carmany

for and in consideration of ten dollars (\$10.00)

DOLLARS.

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto

Pauline Carmany

1792 W. 4th St. - 1st Fl. - 14  
Doylestown, Pa.

44230

her heirs, executors, administrators and assigns, forever the following described property situated in the County of Escambia State of Florida to-wit:

Lot 86, Block 11, in Perdido Bay Country Club Estates, Unit 7,  
as recorded in Plat Book 8, page 90 C, of the Public Records of  
Escambia County, Florida.

Being an undivided one half interest in the above described premises.



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining free from all exemptions and right of homestead.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2 day of May A.D. 1984

Howard S. Carmany (SEAL)  
Howard S. Carmany (SEAL)

Witness, sealed and delivered in the presence of

Anthony F. Auten  
C. W. King

This instrument was prepared by  
Anthony F. Auten, Attorney

10 F. Main St. Ashland, OH 44805  
Address

State of Ohio  
County of Surrit

RR. 1912 PAGE 326

This day before the undersigned Notary Public, personally appeared Howard S. Carmany

to me well known to be the individual described in and who executed the foregoing Quit Claim Deed,  
and acknowledged that he executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my official seal, this

2 day of May 1984

Anthony R. Custer  
Notary

My commission expires: no expiration  
Attorney Life Time Statewide  
Commission

281473

FILED

MAY 17 10 44 AM '84

DOYLESTOWN, OHIO

THE CARMANYS  
18592 WESTVIEW M/H PARK #244  
DOYLESTOWN, OHIO 44230

THE CARMANYS  
18592 WESTVIEW M/H PARK #244  
DOYLESTOWN, OHIO 44230

*Pauline A. Howard*  
*18591 Westview*  
*Doylestown*

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05587 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 15, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HOWARD S CARMANY 1/2 INT 188 HARRELL RD RIDGEVILLE, SC 29472	PAULINE CARMANY 1/2 INT 188 HARRELL RD RIDGEVILLE, SC 29472
HOWARD S CARMANY 18592 WESTVIEW PARK 4244 DOYLESTOWN, OH 44230	PAULINE CARMANY 18592 WESTVIEW PARK 4244 DOYLESTOWN, OH 44230
PERDIDO BAY COUNRTY CLUB ESTATES HOMEOWNER'S ASSOCIATION INC PO BOX 16231 PENSACOLA, FL 32507	LESLIE JOHNSON PO BOX 16231 PENSACOLA, FL 32507
PERDIDO BAY COUNRTY CLUB ESTATES HOMEOWNER'S ASSOCIATION INC 5194 PALE MOON DR PENSACOLA, FL 32507	LESLIE JOHNSON 5194 PALE MOON DR PENSACOLA, FL 32507

WITNESS my official seal this 15th day of May 2025.

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 July 2, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT 850-595-3793.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TB INVESTMENT TRUST** holder of **Tax Certificate No. 05587**, 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 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W**

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

**TAX ACCOUNT NUMBER 103005640 (0725-88)**

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

**HOWARD S CARMANY 1/2 INT and PAULINE CARMANY 1/2 INT**

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 July, which is the **2nd day of July 2025**.

Dated this 16th day of May 2025.

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

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

TAX DEED SEARCH RESULTS:

FILE #: 0725.88  
 CERTIFICATE #: 2019 TP 05587  
 ACCOUNT #: 10.3005.1040  
 PROPERTY ADDRESS: CABANIS CT 32507  
 TITLE HOLDER: HOWARD S. CARMANY  
 PAULINE CARMANY

INDIVIDUAL ☒  
 COMPANY ☐

ADDRESSES WHERE LETTERS MAILED:

188 HARRELL RD SC 29412 STATUS: RETURNED  
 18512 WESTVIEW PARK DR 44230 STATUS: ADDRESSEE UNKNOWN  
 STATUS: RETURNED  
 STATUS:  
 STATUS:  
 STATUS:  
 STATUS:  
 STATUS:

DATE OF ADDITIONAL RESEARCH

6/18/2025 \* DEED 1984!

Escambia Property Appraiser Website ☒ no new address  
 Escambia Tax Collector Software ☒ no new address  
 Most Recent Tax Roll ☒ no new address  
 Escambia Tax Deed records ☒ no new address  
 Florida Corporation Search ☒ no new address  
 Escambia Official Records Search ☒ no new address  
 Escambia Court Records Search ☒ no new address  
 Google (Truepeoplesearch.com) ☐ no new address

NOTES:

Howard DECEASED 2005? OBITUARY ✓ DEC 12/29/2005  
 PAULINE DECEASED? PAULINE PRECEDED IN DEATH  
 NO OTHER INFO FOUND



HOWARD S CARMANY 1/2 INT  
[0725-88]  
188 HARRELL RD  
RIDGEVILLE, SC 29472

9171 9690 0935 0127 1884 97

5/31 NOT DELIVERED  
"ADD. UNKNOWN"

HOWARD S CARMANY [0725-88]  
18592 WESTVIEW PARK 4244  
DOYLESTOWN, OH 44230

9171 9690 0935 0127 1884 59

4/13 RETURNED.  
UTF

PERDIDO BAY COUNRTY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION INC [0725-88]  
PO BOX 16231  
PENSACOLA, FL 32507

9171 9690 0935 0127 1884 35

PERDIDO BAY COUNRTY CLUB  
ESTATES HOMEOWNER'S  
ASSOCIATION INC [0725-88]  
5194 PALE MOON DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 1884 11

PAULINE CARMANY 1/2 INT [0725-88]  
188 HARRELL RD  
RIDGEVILLE, SC 29472

9171 9690 0935 0127 1885 03

5/31 ADDRESSEE  
UNKNOWN

PAULINE CARMANY [0725-88]  
18592 WESTVIEW PARK 4244  
DOYLESTOWN, OH 44230

9171 9690 0935 0127 1884 42

4/11 RETURNED  
UTF

LESLIE JOHNSON [0725-88]  
PO BOX 16231  
PENSACOLA, FL 32507

9171 9690 0935 0127 1884 28

LESLIE JOHNSON [0725-88]  
5194 PALE MOON DR  
PENSACOLA, FL 32507

9171 9690 0935 0127 1884 04

**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Paddock Place, Suite 110

Pensacola, FL 32502

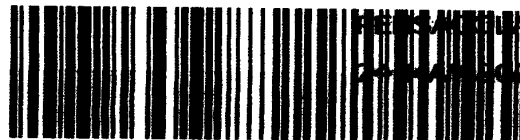
PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 JUN 13 P 12:13

ESCAMBIA COUNTY, FL

HOWARD S CARMANY [0725-88]  
18592 WESTVIEW PARK 4244  
DOYLESTOWN, OH 44230

1: 93270000585400



9171 9690 0935 0127 1884 59

PENSACOLA FL 325

24 JUN 2025 5AM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

05/23/2025 ZIP 32502  
043M31219251

US POSTAGE

NIXIE

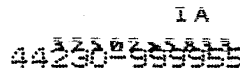
441 DE 1

0006/08/25

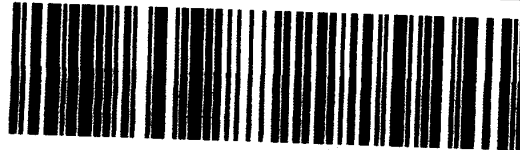
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

BC: 32502583335

\*2638-05905-24-22



VERIFIED MAIL™



9171 9690 0935 0127 1884 42



quadiant

FIRST-CLASS MAIL

IMI

\$008.16<sup>0</sup>

05/23/2025 ZIP 32502  
043M31219251

US POSTAGE

**Pam Childers**  
Clerk of the Circuit Court & Comptroller

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

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 JUN 11 A 11:10  
ESCAMBIA COUNTY FL

PAULINE CARMANY [0725-88]  
18592 WESTVIEW PARK 4244  
DOYLESTOWN, OH 44230

.. 9326020233900067

IA

4423009999 > 5835

NIXIE

441 DE 1

0006/06/25

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

EC: 32502583335

\*0638-05726-30-25

**CERTIFIED MAIL™**

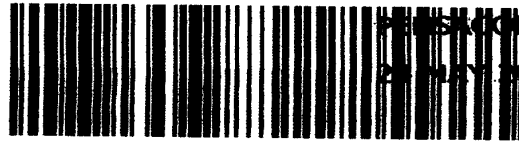
**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



9171 9690 0935 0127 1884 97

PENSACOLA FL 325

23 MAY 2025AM 1:23



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

05/23/2025 ZIP 32502  
043M31219251

US POSTAGE

HOWARD S CARMANY 1/2 INT  
[0725-88]  
188 HARRELL RD  
RIDGEVILLE, SC 29472

*ANK*

ANK

29472-5833

NIXIE

296 FE 1

0006/22/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2638-00187-24-23



**CERTIFIED MAIL™**

**Pam Childers**

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 JUN 27 A 10:03

COCAMBIA COUNTY

PAULINE CARMANY 1/2 INT [0725-88]  
188 HARRELL RD  
RIDGEVILLE, SC 29472



9171 9690 0935 0127 1885 03

PENSACOLA FL 325

24 JUN 2025AM



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

05/23/2025 ZIP 32502  
043M31219251

US POSTAGE

*ANK*

ANK

29472-8825833

NIXIE

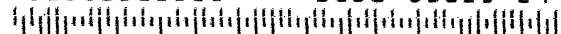
296 FE 1

0006/22/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 32502583335

\*2638-00629-24-23





# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE – 07-02-2025 – TAX CERTIFICATE #'S 05587

in the CIRCUIT Court

was published in said newspaper in the issues of

MAY 29 & JUNE 5, 12, 19, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000019093B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.06.19 11:25:52 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of JUNE  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2025.06.19 11:28:31 -05'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TB INVESTMENT TRUST holder of Tax Certificate No. 05587, 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 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103005640 (0725-88)

The assessment of the said property under the said certificate issued was in the name of HOWARD S CARMANY 1/2 INT and PAULINE CARMANY 1/2 INT

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 July, which is the 2nd day of July 2025.

Dated this 22nd day of May 2025.

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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-05-29-06-05-12-19-2025

CARMANY HOWARD S 1/2 INT  
CARMANY PAULINE 1/2 INT  
188 HARRELL RD  
RIDGEVILLE, SC 29472

## Mylanda Johnson (COC)

---

**From:** Terry Bayliss <tdbayliss13@gmail.com>  
**Sent:** Saturday, July 5, 2025 8:06 AM  
**To:** Mylanda Johnson (COC)  
**Subject:** [EXTERNAL]Re: TAX DEED SALE 7/2/2025 - NO BID PROPERTIES

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

Mylanda, Thank you for reaching out. Yes we would like to take title to the properties.

Terry Bayliss  
Maria Bayliss

On Thu, Jul 3, 2025 at 12:53 PM Mylanda Johnson (COC) <[MJOHNSON@escambiaclerk.com](mailto:MJOHNSON@escambiaclerk.com)> wrote:

Good morning,

You are the certificate holder for the properties listed below. These properties were scheduled for auction on 7/2/2025 and the

auction resulted with "no bids".

Please let us know if you would like to take title to the property. We have the title information listed as follows:

Certificate 2019 TD 05537 (083S321301001010)

MB INVESTMENT TRUST, 43852 RIVERPOINT DR, LEESBURG VA 20176

\$43.10 refund is due to you

Certificate 2019 TD 05538 (083S321301002010)

MB INVESTMENT TRUST, 43852 RIVERPOINT DR, LEESBURG VA 20176

\$43.10 refund is due to you



Certificate 2019 TD 05539 (083S321301003010)

MB INVESTMENT TRUST, 43852 RIVERPOINT DR, LEESBURG VA 20176

\$43.10 refund is due to you

Certificate 2019 TD 05587 (CABALLO CT 32507)

TB INVESTMENT TRUST, 43852 RIVERPOINT DR, LEESBURG VA 20176

\$1.40 refund is due to you

Thanks,

My linda



**My linda Johnson**

Operations Supervisor

850-595-4813

[mjohnson@escambiaclerk.com](mailto:mjohnson@escambiaclerk.com)

**Office of Pam Childers**

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

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

[www.EscambiaClerk.com](http://www.EscambiaClerk.com)

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

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
No Bid Tax Deed Sale**

**Cert # 005587 of 2019 Date 7/2/2025  
Name NO BID**

**Cash Summary**

Cash Deposit	\$0.00
Total Check	\$118.60
Grand Total	\$118.60

**PAM CHILDERS**  
Clerk of the Circuit Court

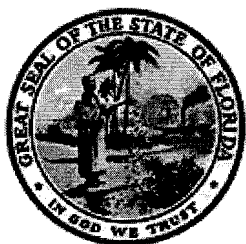
By: \_\_\_\_\_  
Deputy Clerk

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

CREDIT \$120.00

2024  
TAXES = 0.00

< 1.407 PERMID)



**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**

**Tax Deed Sales - Sold To**

Postage \$65.60

**Account: 103005640 Certificate Number: 005587 of 2019**

Date Of Sale  Sold Amount   
 \$200 or 5% Deposit ☐ Advance Recording Deed   
 Postage  Adv Recording Mail Cert   
 High Bidder ☐ Certificate Holder No Bid ☒ Certificate Holder High Bid ☐

Bidder's Name	NO BID	^ v
Grantee's Name	TB INVESTMENT TRUST	^ v
Grantee's Address	43852 RIVERPOINT DR LEESBURG VA 20176	^ v
Notes		^ v

Commit Sales ☒

2024 TAXES  
 \$ 0.00

---

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



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

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

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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
No Bid Tax Deed Sale**

**Cert # 005587 of 2019 Date 7/2/2025  
Name NO BID**

**Cash Summary**

Cash Deposit \$0.00  
Total Check \$118.60  
Grand Total \$118.60

**Purchase Price \$1,423.37 Opening Bid Amount \$1,423.37 OverBid Amount \$0.00**

Total Check \$118.60  
Adv Recording Deed \$10.00  
Adv Doc. Stamps \$10.50  
Postage \$65.60  
Researcher Copies \$0.00  
Adv Recording Mail Cert \$18.50  
Clerk's Prep Fee \$14.00

Sheriff Services over \$60 0  
Legal Ad over \$165 0

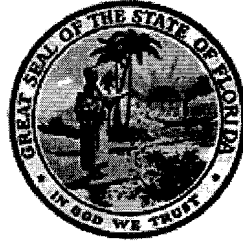
**Total Extra TD Registry of Court Fees 0**

**PAM CHILDERS  
Clerk of the Circuit Court**

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

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

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 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 # 2019 TD 005587  
 Sold Date 7/2/2025  
 Name NO BID**

RegistryOfCourtT = TAXDEED	0
overbidamount = TAXDEED	\$0.00
PostageT = TD2	\$65.60
Researcher Copies = TD6	\$0.00
prepFee = TD4	\$14.00
advdocstampsdeed = TAXDEED	\$10.50
advancerecording = TAXDEED	\$18.50
AdvRecordingDeedT = TAXDEED	\$10.00

Date	Docket	Desc
6/1/2019	0101	CASE FILED 06/01/2019 CASE NUMBER 2019 TD 005587
4/15/2025	RECEIPT	PAYMENT \$456.00 RECEIPT #2025028598
4/15/2025	TD83	TAX COLLECTOR CERTIFICATION
4/15/2025	TD84	PA'S INFO
4/15/2025	TD84	NOTICE OF TDA
4/22/2025	TD82	PROPERTY INFORMATION REPORT
5/27/2025	TD81	CERTIFICATE OF MAILING
6/18/2025	TD84	CERTIFIED MAIL TRACKING / ADDITIONAL RESEARCH / RETURNED MAIL
6/20/2025	CheckVoided	CHECK (CHECKID 143312) VOIDED: ESCAMBIA SUN PRESS 605 S OLD CORY FIELD RD PENSACOLA, FL 32507
6/20/2025	CheckMailed	CHECK PRINTED: CHECK # 900039041 -- REGISTRY CHECK
6/24/2025	TD84	PROOF OF PUBLICATION
6/30/2025	TD84	2024 TAX BILL



**FEES**

EffectiveDate	FeeCode	FeeDesc	TotalFee	AmountPaid	WaivedAmount	AmountOutstanding
4/15/2025 2:37:21 PM	RECORD2	RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00
4/15/2025 2:37:22 PM	TAXDEED	TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00
4/15/2025 2:37:21 PM	TD1	TAX DEED APPLICATION	60.00	60.00	0.00	0.00
4/15/2025 2:37:21 PM	TD4	PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00
4/15/2025 2:37:22 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
-------------	---------------	---------------	-------------	-------------	--------------

4/15/2025 2:38:49 PM	2025028598	TB INVESTMENT TRUST	456.00	456.00	0.00
		Total	456.00	456.00	0.00

REGISTRY

Cashier	Date	Type	TransactionID	TransactionName	Name	Amount	Status
6/20/2025 9:19:07 AM	Check (outgoing)	102010442	ESCAMBIA SUN PRESS	605 S OLD CORRY FIELD RD	200.00	900039041	CLEARED ON 6/20/2025
4/15/2025 2:38:49 PM	Deposit	101989608	TB INVESTMENT TRUST		320.00		Deposit
		Deposited		Used		Balance	
		320.00		8,400.00		-8,080.00	

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025052735 7/14/2025 3:46 PM  
OFF REC BK: 9347 PG: 1379 Doc Type: COM  
Recording \$18.50

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05587 of 2019

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 15, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

HOWARD S CARMANY 1/2 INT 188 HARRELL RD RIDGEVILLE, SC 29472	PAULINE CARMANY 1/2 INT 188 HARRELL RD RIDGEVILLE, SC 29472
HOWARD S CARMANY 18592 WESTVIEW PARK 4244 DOYLESTOWN, OH 44230	PAULINE CARMANY 18592 WESTVIEW PARK 4244 DOYLESTOWN, OH 44230
PERDIDO BAY COUNRTY CLUB ESTATES HOMEOWNER'S ASSOCIATION INC PO BOX 16231 PENSACOLA, FL 32507	LESLIE JOHNSON PO BOX 16231 PENSACOLA, FL 32507
PERDIDO BAY COUNRTY CLUB ESTATES HOMEOWNER'S ASSOCIATION INC 5194 PALE MOON DR PENSACOLA, FL 32507	LESLIE JOHNSON 5194 PALE MOON DR PENSACOLA, FL 32507

WITNESS my official seal this 15th day of May 2025.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk





# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

SALE DATE - 07-02-2025 - TAX CERTIFICATE #'S 05587

in the CIRCUIT Court

was published in said newspaper in the issues of

MAY 29 & JUNE 5, 12, 19, 2025

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, 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 in the said newspaper. Affiant complies with all legal requirements for publication in chapter 50, Florida Statutes.

Digitally signed by Michael P Driver  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000018093B5D40A000E97D9, cn=Michael P Driver  
Date: 2025.06.19 11:25:52 -05'00'

PUBLISHER

Sworn to and subscribed before me this 19TH day of JUNE  
A.D., 2025

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410D0000018093B5D40A000E97D9, cn=Heather Tuttle  
Date: 2025.06.19 11:28:31 -05'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2028  
Commission No. HH 535214

Page 1 of 1

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TB INVESTMENT TRUST holder of Tax Certificate No. 05587, 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 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103005640 (0725-88)

The assessment of the said property under the said certificate issued was in the name of HOWARD S CARMANY 1/2 INT and PAULINE CARMANY 1/2 INT

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 July, which is the 2nd day of July 2025.

Dated this 22nd day of May 2025.

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  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-05-29-06-05-12-19-2025

Tax deed file number 0725-88

Parcel ID number 083S326000086011

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2025052736 7/14/2025 3:46 PM  
OFF REC BK: 9347 PG: 1381 Doc Type: TXD  
Recording \$10.00 Deed Stamps \$10.50

## TAX DEED

Escambia County, Florida

for official use only

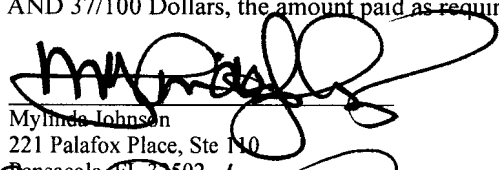
Tax Certificate numbered 05587 issued on June 1, 2019 was filed in the office of the tax collector of Escambia County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice 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 2nd day of July 2025, the land was offered for sale. It was sold to **TB INVESTMENT TRUST**, 43852 RIVERPOINT DR LEESBURG VA 20176, who was the highest bidder and has paid the sum of the bid as required by law.

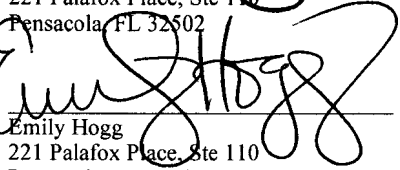
The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

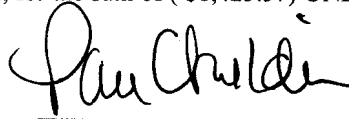
**Description of lands: LOT 86 BLK 11 PERDIDO BAY COUNTRY CLUB EST UNIT 7 PB 8 P 90C OR 1885 P 741 OR 1912 P 325 SEC 21/22 T 3S R 31W SEC 8/12 T 3S R 32W SECTION 08, TOWNSHIP 3 S, RANGE 32 W**

**\*\* Property previously assessed to: HOWARD S CARMANY 1/2 INT, PAULINE CARMANY 1/2 INT**

On 2nd day of July 2025, in Escambia County, Florida, for the sum of ( \$1,423.37) ONE THOUSAND FOUR HUNDRED TWENTY THREE AND 37/100 Dollars, the amount paid as required by law.

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

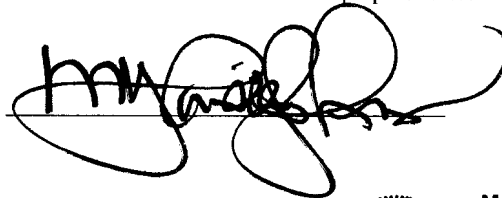
  
Emily Hogg  
221 Palafox Place, Ste 110  
Pensacola, FL 32502

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



On this 2nd day of JULY, 2025, 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





Mylinda Johnson  
Comm.: HH 622730  
Expires: Jan. 2, 2029  
Notary Public - State of Florida