

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 26, 2014 / 140569

This is to certify that the holder listed below of Tax Sale Certificate Number **2012 / 4232.0000**, issued the **1st** day of **June, 2012**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 06-4293-500**

Certificate Holder:
TAX LIEN STRATEGIES, LP
P.O. BOX 1074
ELMHURST, ILLINOIS 60126

Property Owner:
BUI LONG
3018 W GADSDEN ST
PENSACOLA, FLORIDA 32505

Legal Description:

LTS 7 8 9 AND E 15 FT OF LT 10 BLK 241 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6682 P 1023 OR 6682 P 1025 CA 139

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2012	4232.0000	06/01/12	\$512.20	\$0.00	\$85.37	\$597.57

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	4341.0000	06/01/11	\$481.55	\$6.25	\$92.80	\$580.60

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$1,178.17
\$0.00
\$250.00
\$75.00
\$1,503.17
\$1,503.17
\$11,813.50
\$6.25

*Done this 26th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

Date of Sale: June 10, 2015

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

TAX LIEN STRATEGIES, LP
P.O. BOX 1074
ELMHURST, Illinois, 60126

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
4232.0000	06-4293-500	06/01/2012	LTS 7 8 9 AND E 15 FT OF LT 10 BLK 241 MCMILLAN ADDITION PLAT DB 26 P 147 OR 6682 P 1023 OR 6682 P 1025 CA 139

2013 TAX ROLL

BUI LONG
3018 W GADSDEN ST
PENSACOLA , Florida 32505

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

ttaxl3 (Tax Lien Strategies, LP)
Applicant's Signature

06/26/2014
Date



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[← Navigate Mode](#)
☒ Account

☐ Reference

[→](#)
[Printer Friendly Version](#)

General Information

Reference: 332S304000070241
Account: 064293500
Owners: BUI LONG
Mail: 3018 W GADSDEN ST
 PENSACOLA, FL 32505
Situs: 3018 W GADSDEN ST 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

2013 Certified Roll Assessment

Improvements: \$13,113
Land: \$10,514
Total: \$23,627
Save Our Homes: \$23,627

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/25/2011	6682	1025	\$100	QC	View Instr
01/19/2011	6682	1023	\$100	QC	View Instr
05/2006	5929	114	\$100	QC	View Instr
10/1987	2466	534	\$25,000	WD	View Instr

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

2013 Certified Roll Exemptions

HOMESTEAD EXEMPTION

Legal Description

LTS 7 8 9 AND E 15 FT OF LT 10 BLK 241
 MCMILLAN ADDITION PLAT DB 26 P 147...

Extra Features

UTILITY BLDG

Parcel Information

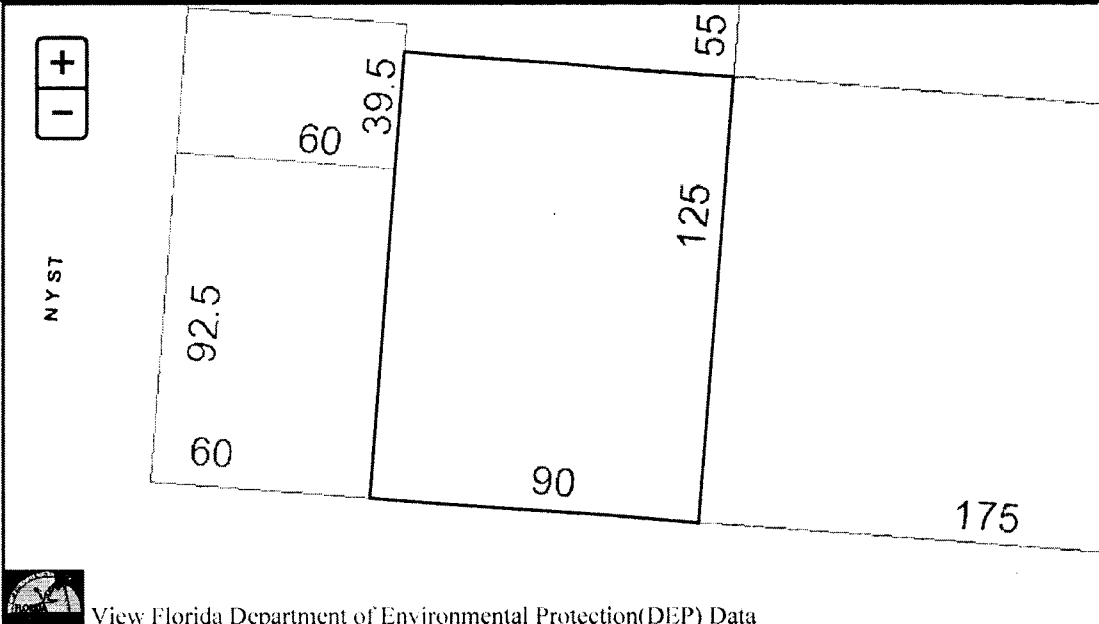
[Launch Interactive Map](#)

Section Map Id:
 CA139

Approx. Acreage:
 0.2500

Zoned:
 R-3

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Building 1 - Address:3018 W GADSDEN ST, **Year Built:** 1930, **Effective Year:** 1930

Structural Elements

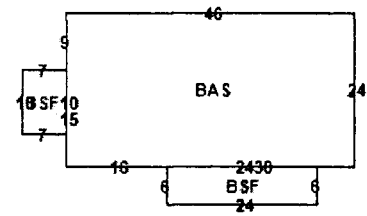
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1.00
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-PINE/SOFTWOOD

FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3.00
NO. STORIES-1.00
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STRUCTURAL FRAME-WOOD FRAME

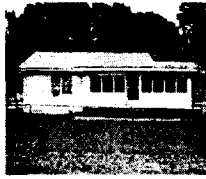
Areas - 1318 Total SF

BASE AREA - 1104

BASE SEMI FIN - 214



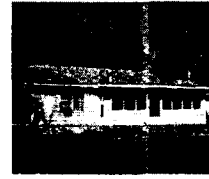
Images



5/12/10



3/28/11



3/8/12



4/29/13

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:07/30/2014 (tc.3598)

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11783

December 9, 2014

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 12-09-1994, through 12-09-2014, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Long N. Bui

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

December 9, 2014

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11783

December 9, 2014

**Lots 7, 8, 9 and East 15 feet of Lot 10, Block 241, McMillan Addition, as per plat thereof,
recorded in Plat Deed Book 26, Page 147, of the Public Records of Escambia County, Florida**

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11783

December 9, 2014

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2010-2011 delinquent. The assessed value is \$23,981.00. Tax ID 06-4293-500.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2015

TAX ACCOUNT NO.: 06-4293-500

CERTIFICATE NO.: 2012-4232

In compliance with Section 197.256, 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

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


 X Notify Escambia County, 190 Governmental Center, 32502

X Homestead for 2014 tax year.

Long N. Bui
3018 E. Gadsden St.
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 9th day of December, 2014.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: _____	Name <u>Xuan T Campo</u>
Address: _____	Address <u>9925 Harrington St</u>
City/State/Zip: _____	City/State/Zip <u>Centennial, FL 32533</u>
Property Tax Parcel/Account Number: _____	

Quitclaim Deed


This Quitclaim Deed is made on January 19th 2011, between
Christien Fitch, Grantor, of 210 Greenridge Dr
_____, City of Pensacola, State of Florida,
and Long Bui, Grantee, of 3018 W. Gadsden St
_____, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs
and assigns, to have and hold forever, located at 3018 W. Gadsden St
_____, City of Pensacola, State of Florida:

LTS 789 AND E 15 FT of LT 10 BLK 241
MCNILLAN ADDITION PLAT DB 26 P 147 OR 5929
P 114 CA B9

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of
recording of this deed.

Dated: 1-19-11



Signature of Grantor

Christian A Fitch
Name of Grantor



Signature of Witness #1

John Corallo

Printed Name of Witness #1




Signature of Witness #2

Douglas Decker

Printed Name of Witness #2

State of FLORIDA County of ESCAMBIA

On 1/19/11, the Grantor, CHRISTIAN A. FITCH,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.



Notary Signature

Notary Public,

In and for the County of ESCAMBIA State of FLORIDA

My commission expires: 12/23/11

Send all tax statements to Grantee.



Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to: _____

Document prepared by: _____

Name: _____

Name Xuan T Campo

Address: _____

Address 9925 Harrington St

City/State/Zip: _____

City/State/Zip Cantonment FL 32533

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on January 25, 2011, between

Xuan T. Campo, Grantor, of 3018 W. Gadsden St

, City of Pensacola, State of Florida,

and Long N. Bui, Grantee, of 3018 W. Gadsden St.

, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 3018 W. Gadsden St

, City of Pensacola, State of Florida:

LOTS 789 AND E 15 FT of LT 10 BLK 241
McMILLAN ADDITION PLAT DB 26 P147 or 592a
P114 CA BA

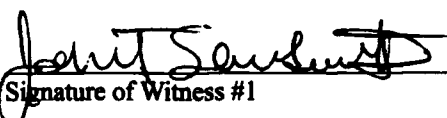
Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: January 25, 2011


Signature of Grantor

Xuan Campo
Name of Grantor


Signature of Witness #1

Jim T Severson II
Printed Name of Witness #1


Signature of Witness #2

Julia C. Brewer
Printed Name of Witness #2

State of Florida County of Escambia

On Jan. 25, 2010, the Grantor, Xuan Campo,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Tenesha L. Byrd
Notary Signature



Notary Public,

In and for the County of _____ State of _____

My commission expires: _____ Seal

Send all tax statements to Grantee.

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
Tax Certificate Redeemed From Sale
Account: 064293500 Certificate Number: 004232 of 2012**

Payor: LONG N BUI 3018 W GADSDEN ST PENSACOLA, FL 32505 Date 01/20/2015

Clerk's Check # 1
Tax Collector Check # 1

Clerk's Total	\$334.59	1846.71
Tax Collector's Total	\$1,712.35	
Postage	\$6.49	
Researcher Copies	\$4.00	
Total Received	\$2,257.43	1850.71

PAM CHILDERS
Clerk of the Circuit Court

Received 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 # 2012 TD 004232

Redeemed Date 01/20/2015

Name LONG N BUI 3018 W GADSDEN ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$534.59	1846.71
Due Tax Collector = TAXDEED	\$1712.35	
Postage = TD2	\$6.49	
ResearcherCopies = TD6	\$4.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 064293500 Certificate Number: 004232 of 2012

Redemption ☒ Yes ☐ No Application Date 06/26/2014 Interest Rate 18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <u>03/02/2015</u>	Redemption Date <u>01/20/2015</u>
Months	9	7
Tax Collector	<u>\$1,503.17</u>	<u>\$1,503.17</u>
Tax Collector Interest	\$202.93	\$157.83
Tax Collector Fee	<u>\$6.25</u>	<u>\$6.25</u>
Total Tax Collector	\$1,712.35	<u>\$1,667.25</u> TC
Clerk Fee	<u>\$130.00</u>	<u>\$130.00</u>
Sheriff Fee	<u>\$120.00</u>	<u>\$120.00</u>
Legal Advertisement	<u>\$221.00</u>	<u>\$221.00</u>
App. Fee Interest	\$63.59	<u>\$49.46</u>
Total Clerk	\$534.59	<u>\$520.46</u> CH
Postage	<u>\$6.49</u>	<u>\$0.00</u>
Researcher Copies	<u>\$4.00</u>	<u>\$4.00</u>
Total Redemption Amount	\$2,257.43	\$2,191.71
	Repayment Overpayment Refund Amount	\$65.72

ACTUAL SHERIFF \$80.00

Notes

Submit

Reset

Print Preview