

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800008

Date of Tax Deed Application
Apr 01, 2018

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2016 / 9325**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **03-4622-000**

Cert Holder:
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

Property Owner:
TRAN THO XUAN
6030 DREXEL RD
PENSACOLA, FL 32504
LT 4 BLK 1 CORDOVA WEST UNIT NO 1 PB 5 P 53 OR 5025 P
1970 SHEET H

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/9325	03-4622-000	06/01/2016	2,236.79	111.84	2,348.63
2016/9173	03-4622-000	06/01/2016	1,137.59	56.88	1,194.47
2016/9223	03-4622-000	06/01/2016	1,288.52	64.43	1,352.95

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2016/9095	03-4622-000	06/01/2016	1,089.91	6.25	54.50	1,150.66
2016/9260	03-4622-000	06/01/2016	1,434.92	6.25	71.75	1,512.92
2016/9294	03-4622-000	06/01/2016	1,784.01	6.25	89.20	1,879.46

Amounts Certified by Tax Collector (Lines 1-7):

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	9,439.09
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	2,076.97
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	11,891.06

Total Amount Paid**Amounts Certified by Clerk of Court (Lines 8-15):**

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	18.75
19. Total Amount to Redeem	

Total Amount Paid

Done this the 9th day of April, 2018 Scott Lunsford, Tax Collector of Escambia County County

Date of Sale: July 2, 2018

By Candice Lewis

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
03-4622-000 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800008

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116,

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
03-4622-000	2016/9325	06-01-2016	LT 4 BLK 1 CORDOVA WEST UNIT NO 1 PB 5 P 53 OR 5025 P 1970 SHEET H

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, ownership and encumbrance 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
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

04-01-2018
Application Date

Applicant's signature

Chris Jones
Escambia County Property Appraiser

Amendment 1/Portability Calculations

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

Assessments

Year	Land	Imprv	Total	<i>Cap Val</i>
2017	\$28,500	\$83,300	\$111,800	\$111,800
2016	\$28,500	\$80,688	\$109,188	\$108,856
2015	\$28,500	\$70,460	\$98,960	\$98,960

Disclaimer

Amendment 1/Portability Calculations

➤ [File for New Homestead Exemption Online](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

2017 Certified Roll Exemptions

None

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/2002	5025	1970	\$100	QC	View Instr
11/1997	4195	382	\$63,500	WD	View Instr

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

Legal Description

LT 4 BLK 1 CORDOVA WEST UNIT NO 1 PB 5 P 53 OR
5025 P 1970 SHEET H

Extra Features

UTILITY BLDG

Parcel Information

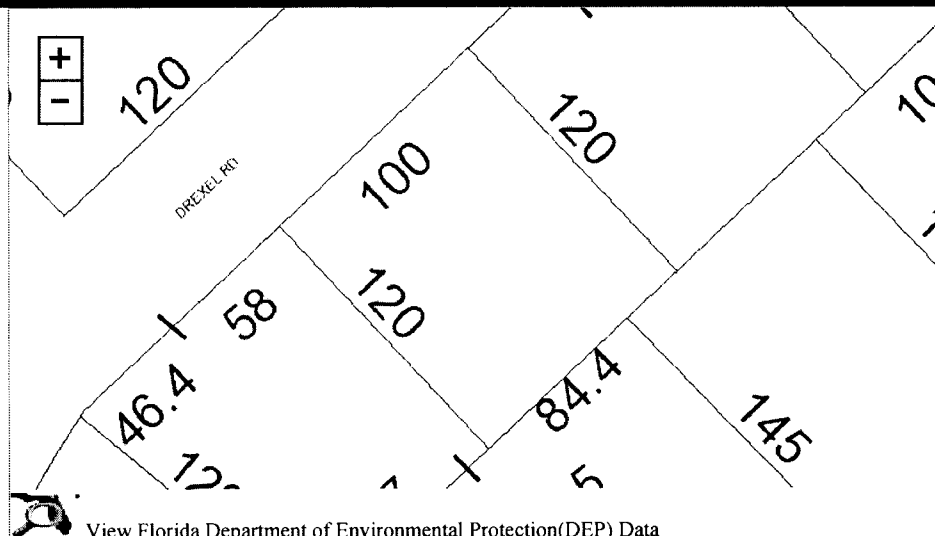
Launch Interactive Map

Section Map
Id:
33-1S-30-2

**Approx.
Acreage:**
0.2708

Zoned: R-1AAA

**Evacuation
& Flood
Information**
Open Report



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


Buildings

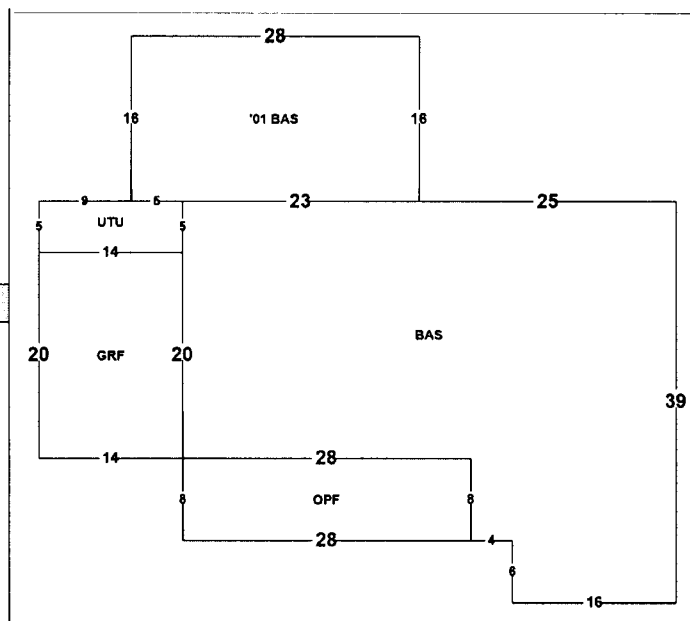
Address:6030 DREXEL RD, Year Built: 1965, Effective Year: 1965

Structural Elements

DECOR/MILL WORK-AVERAGE
DWELLING UNITS
EXTERIOR WALL-BRICK-FACE VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-WOOD SUB FLOOR

HEAT/AIR-CENTRAL H/AC
 INTERIOR WALL-DRYWALL-PLASTER
 NO. PLUMBING FIXTURES-6
 NO. STORIES-1
 ROOF COVER-COMPOSITION SHG
 ROOF FRAMING-HIP
 STORY HEIGHT-0
 STRUCTURAL FRAME-WOOD FRAME

 Areas - 2478 Total SF
 BASE AREA - 1904
 GARAGE FIN - 280
 OPEN PORCH FIN - 224
 UTILITY UNF - 70



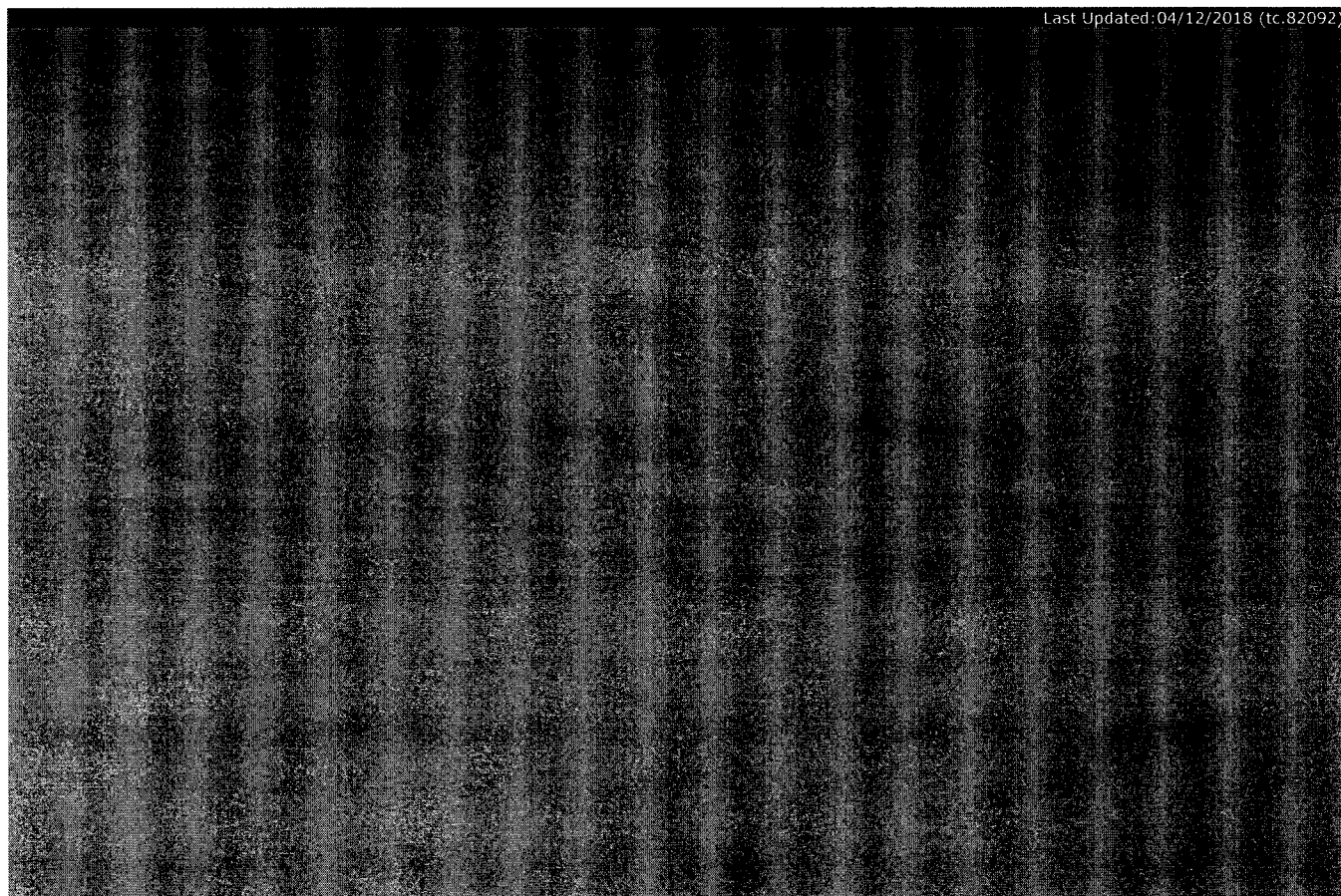
Images



4/30/15

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:04/12/2018 (tc.82092)



Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

PROPERTY INFORMATION REPORT

File No.: 14226

April 9, 2018

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 04-09-1998, through 04-09-2018, and said search reveals the following:

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

Tho Xuan Tran

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

April 9, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14226

April 9, 2018

Lot 4, Block 1, Cordova West, Unit 1, as per plat thereof, recorded in Plat Book 5, Page 53, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14226

April 9, 2018

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

1. Taxes for the year 2009-2017 delinquent. The assessed value is \$111,800.00. Tax ID 03-4622-000.

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

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 7-2-2018

TAX ACCOUNT NO.: 03-4622-000

CERTIFICATE NO.: 2010-9325

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 tax year.

Tho Xuan Tran
3119 Oriole Dr.
Gulf Breeze, FL 32563
and
6030 Drexel Rd.
Pensacola, FL 32504

Certified and delivered to Escambia County Tax Collector,
this 9th day of April, 2018.

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.

6.00
70

Prepared by:
Mary M. Callaway, P.A.
1600 N. Palafox Street
Pensacola, FL 32501
(850) 434-2114

OR BK 5025 PG 1970
Escambia County, Florida
INSTRUMENT 2002-035894

DEED REC STAMPS PD & ESC ON 12/06/02 ERNIE LEE MABANA, CLERK \$ 0.70

By: *[Signature]*
RCD Dec 06, 2002 02:40 pm
Escambia County, Florida

ERNIE LEE MABANA
Clerk of the Circuit Court
INSTRUMENT 2002-035894

QUIT CLAIM DEED

State of Florida
County of Escambia

KNOW ALL MEN BY THESE PRESENTS, that I, **CUC THI NGUYEN, a/k/a KENLI NGUYEN**, a single woman, for and in consideration of Ten Dollars (\$10.00), the receipt whereof is hereby acknowledged, do remise, release, convey and quit claim unto **THO XUAN TRAN**, a single man, Escambia County, State of Florida, their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia, State of Florida, to wit:

DESCRIPTION

Lot Four (4), Block One (1), Cordova West, Unit Number One (1), according to the plat thereof filed for record in Plat Book Five (5) at Page Fifty-three (53) of the public records of Escambia County, Florida.

Parcel ID # 33-1S-30-8400-004-001
Subject to all easements and restrictions of records.

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 29th day of November, 2002.

Witnesses:

[Signature: Topeka Rogers]
Topeka Rogers

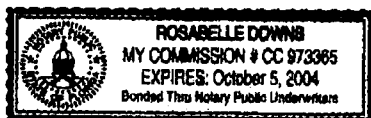
[Signature: Rosabelle Downs]
Rosabelle Downs

[Signature: Cuc Thi Nguyen] (SEAL)
**CUC THI NGUYEN, also known as
KENLI NGUYEN**

State of Florida
County of Escambia Bay

Before the subscriber personally appeared **CUC THI NGUYEN, a/k/a KENLI NGUYEN**, personally known to me to be the individual described by name in and who executed the foregoing instrument and acknowledged that she executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of November 2002 .



[Signature: Rosabelle Downs]
NOTARY PUBLIC

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**

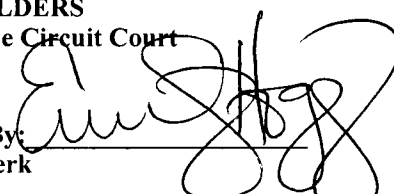
CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 034622000 Certificate Number: 009325 of 2016

Payor: THO TRAN 6030 DREXEL RD PENSACOLA, FL 32504 Date 05/21/2018

Clerk's Check #	5504733423	Clerk's Total	\$470.25
Tax Collector Check #	1	Tax Collector's Total	\$12,444.91
		Postage	\$10.84
		Researcher Copies	\$1.00
		Total Received	\$12,927.00

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
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**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 # 2016 TD 009325
 Redeemed Date 05/21/2018**

Name THO TRAN 6030 DREXEL RD PENSACOLA, FL 32504

Clerk's Total = TAXDEED	\$470.25
Due Tax Collector = TAXDEED	\$12,444.91
Postage = TD2	\$10.84
ResearcherCopies = TD6	\$1.00

• 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: 034622000 Certificate Number: 009325 of 2016

Redemption ☐ Yes ☒ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="07/02/2018"/>	Redemption Date <input type="text" value="05/21/2018"/>
Months	3	1
Tax Collector	<input type="text" value="\$11,891.06"/>	<input type="text" value="\$11,891.06"/>
Tax Collector Interest	\$535.10	\$178.37
Tax Collector Fee	<input type="text" value="\$18.75"/>	<input type="text" value="\$18.75"/>
Total Tax Collector	\$12,444.91	<input type="text" value="\$12,088.18"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$20.25	\$6.75
Total Clerk	\$470.25	<input type="text" value="\$456.75"/> CTF
Postage	<input type="text" value="\$10.84"/>	<input type="text" value="\$10.84"/>
Researcher Copies	<input type="text" value="\$1.00"/>	<input type="text" value="\$1.00"/>
Total Redemption Amount	\$12,927.00	\$12,556.77
	Repayment Overpayment Refund Amount	\$370.23 440.00

410.23
redeemer

Notes

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 09325 of 2016

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on May 17, 2018, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

THO XUAN TRAN 6030 DREXEL RD PENSACOLA, FL 32504	THO XUAN TRAN 3119 ORIOLE DR GULF BREEZE FL 32563
--	---

WITNESS my official seal this 17th day of May 2018.



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, 2018, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 09325**, issued the **1st day of June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK 1 CORDOVA WEST UNIT NO 1 PB 5 P 53 OR 5025 P 1970 SHEET H

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034622000 (18-223)

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

THO XUAN TRAN

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 July, which is the **2nd day of July 2018**.

Dated this 17th day of May 2018.

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

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Post Property:

6030 DREXEL RD 32504



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

By:
Emily Hogg
Deputy Clerk

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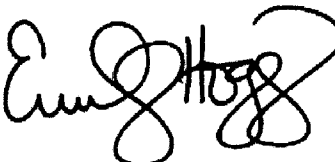
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Personal Services:

THO XUAN TRAN
6030 DREXEL RD
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 30, 2018

THO TRAN
6030 DREXEL RD
PENSACOLA FL 32504

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 009325

\$410.23

TOTAL \$410.23

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

May 30, 2018

DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 009325	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

THO XUAN TRAN [18-223]
6030 DREXEL RD
PENSACOLA, FL 32504

9171 9690 0935 0128 0875 39

Unaltered

THO XUAN TRAN [18-223]
3119 ORIOLE DR
GULF BREEZE FL 32563

9171 9690 0935 0128 0875 46

5/19/18 DELIVERED

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, 2018, 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 **DIH TAX PARTNERS LLC** holder of **Tax Certificate No. 09325**, issued the **1st** day of **June, A.D., 2016** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 4 BLK 1 CORDOVA WEST UNIT NO 1 PB 5 P 53 OR 5025 P 1970 SHEET H

SECTION 33, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 034622000 (18-223)

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

THO XUAN TRAN

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 July, which is the **2nd** day of **July 2018**.

Dated this 17th day of May 2018.

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

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[Equipment](#)

[Reports](#)

[Tracking](#)

[Supplies](#)

[Home](#) > [Tracking](#) > Status History

Status History ?

Tracking Number Information

Meter:	11272965	Mailing Date:	05/17/18 10:00 AM
Tracking Number:	9171969009350128087546	Sender:	OR
Current Status:	OK : Delivered	Recipient:	
Class of Mail	FC	Zip Code:	32563
Service:	ERR	City:	GULF BREEZE
Value	\$0.470	State:	FL

[Proof of Delivery](#)

Status Details

▼ Status Date	Status
Sat, 05/19/18, 12:42:00 PM	OK : Delivered
Sat, 05/19/18, 08:28:00 AM	Out for Delivery
Sat, 05/19/18, 08:18:00 AM	Sorting / Processing Complete
Sat, 05/19/18, 07:00:00 AM	Arrival at Unit
Fri, 05/18/18, 07:34:00 PM	Processed (processing scan)
Thu, 05/17/18, 11:02:00 PM	Dispatched from Sort Facility
Thu, 05/17/18, 07:39:00 PM	Processed (processing scan)
Thu, 05/17/18, 06:24:00 PM	Origin Acceptance
Thu, 05/17/18, 02:24:00 PM	OK: USPS acknowledges reception of info

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

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA
NON-ENFORCEABLE RETURN OF SERVICE

18-223
Redeemed

Document Number: ECSO18CIV023859NON

Agency Number: 18-007998

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT # 09325 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: THO XUAN TRAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 5/16/2018 at 3:08 PM and served same at 9:50 AM on 5/24/2018 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



917

G. FALLER JR., CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: NDSCHERER

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Dated this 17th day of May 2018.

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Post Property:

6030 DREXEL RD 32504



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2018 MAY 16 PM 3:08
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

18- 223

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO18CIV023870NON

Agency Number: 18-007964

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 09325 2016

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: THO XUAN TRAN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 5/16/2018 at 3:06 PM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for THO XUAN TRAN, Writ was returned to court UNEXECUTED on 6/7/2018 for the following reason:

MADE NUMEROUS ATTEMPTS TO SERVE SUBJECT AT 6030 DREXEL ROAD; HOWEVER, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO COURT DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



T. ANTHONY, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MLDENISCO

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Dated this 17th day of May 2018.

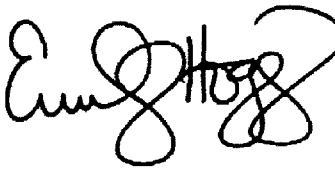
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

THO XUAN TRAN
6030 DREXEL RD
PENSACOLA, FL 32504

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

2018 MAY 16 PM 3:06

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Personal Services:

THO XUAN TRAN
6030 DREXEL RD
PENSACOLA, FL 32504

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 SALE

DATE - 07-02-2018 - TAX CERTIFICATE # 09325

in the CIRCUIT Court

was published in said newspaper in the issues of

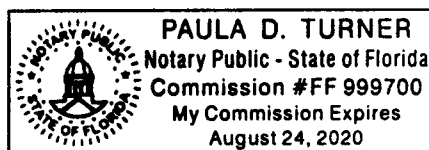
MAY 31 & JUNE 7, 14, 21, 2018

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 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 in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 21ST day of JUNE
A.D., 2018

PAULA D. TURNER
NOTARY PUBLIC



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PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA
(SEAL)

By: Emily Hogg
Deputy Clerk

oaw-4w-05-31-06-07-14-21-2018

Pam Childers

Clerk of the Circuit Court & Comptroller

Office Records

221 E. Lafox Place, Suite 110

Pensacola, FL 32502

6/14/18
REC'D

PAM CHILDERS
CLERK & COMPTROLLER
FILED

2018 JUN 14 P 3:22

ESCAMBIA COUNTY

Unfiled

UTERK1:9335526679

CERTIFIED MAIL™



9171 9690 0935 0128 0875 39

NEOPOST

05/17/2018

US POSTAGE \$005.42



71 2502
04:M11272965

THO XUAN TRAN [18-223]
6030 DREXEL RD
PENSACOLA, FL 32504

RETURN TO SENDER
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

32504930533

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES