



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

1222-36

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 21, 2022
Property description	NGUYEN BUU NGUYEN THU 1204 ELLIOT ST PENSACOLA, FL 32534 7475 CORA LN 03-0914-000 BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS (Full legal attached.)	Certificate #	2020 / 1305
		Date certificate issued	06/01/2020

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)
# 2020/1305	06/01/2020	1,043.39	52.17	1,095.56
→Part 2: Total*				1,095.56

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)
# /					
Part 3: Total*					0.00

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)	1,095.56
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,470.56

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 6th, 2022

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>12/05/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS *+ 6.25*

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200296

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
03-0914-000	2020/1305	06-01-2020	BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

[←](#) Nav. Mode ☒ Account ☐ Parcel ID [→](#)

[Printer Friendly Version](#)

General Information						Assessments				
Parcel ID:	261S302101001005					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	030914000					2021	\$4,469	\$65,296	\$69,765	\$67,829
Owners:	NGUYEN BUU NGUYEN THU					2020	\$4,469	\$57,194	\$61,663	\$61,663
Mail:	1204 ELLIOT ST PENSACOLA, FL 32534					2019	\$3,990	\$54,122	\$58,112	\$58,112
Situs:	7475 CORA LN 32505					Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑					Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU					Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window					File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						2021 Certified Roll Exemptions				
Sales Data						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description 🔑				
06/04/2018	7911	374	\$100	QC		BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185				
04/21/2017	7703	576	\$9,000	WD		FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS S/D				
05/05/2015	7342	945	\$12,900	WD		PB 2 P...				
04/28/2015	7336	1106	\$100	CT						
04/08/2013	7000	1887	\$10,100	CT						
12/2006	6053	669	\$100	CJ						
07/2006	5946	373	\$100	QC						
04/2006	5946	372	\$100	QC						
04/2006	5946	371	\$100	QC		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						None				

Parcel Information

[Launch Interactive Map](#)

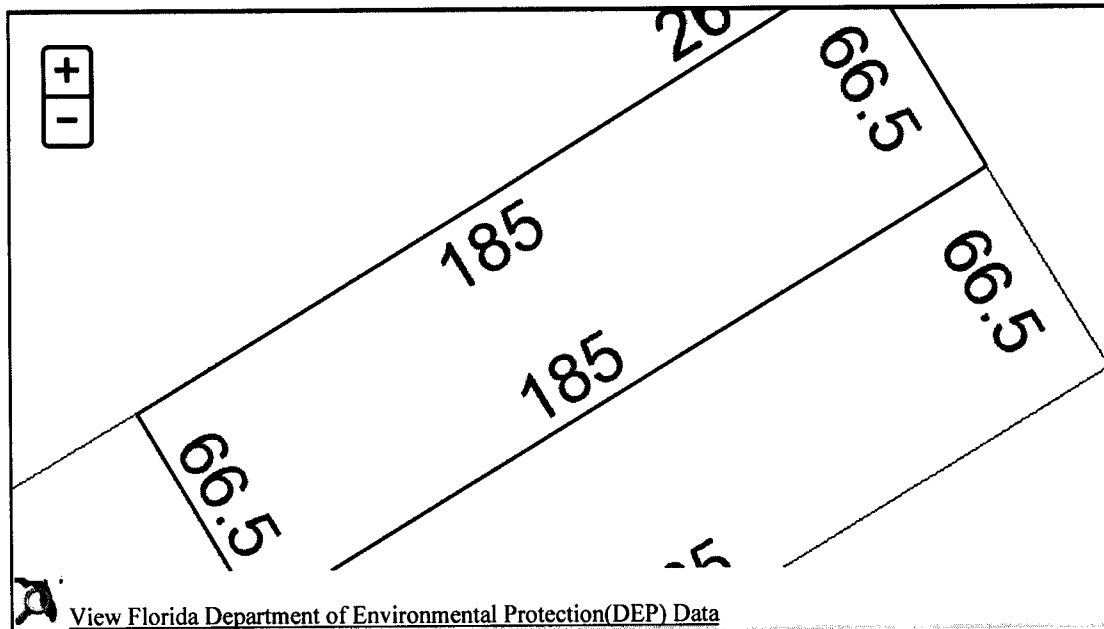
Section
Map Id:
 25-15-30-1

Approx. Acreage:
 0.3699

Zoned:
 HDMU

Evacuation & Flood Information

Open
Report



View Florida Department of Environmental Protection(DEP) Data

Buildings

Address: 7475 CORA LN, Year Built: 1977, Effective Year: 1977, PA Building ID#: 56141

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-GABLE

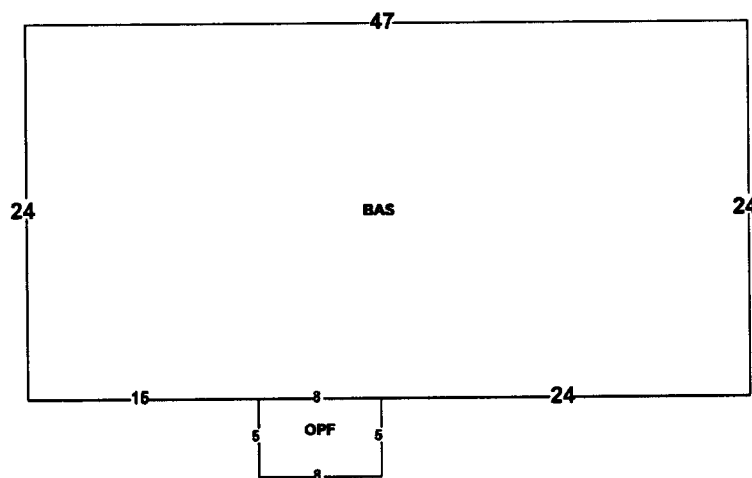
STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

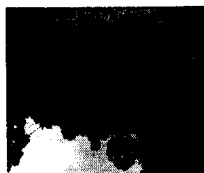
Areas - 1168 Total SF

BASE AREA - 1128

OPEN PORCH FIN - 40



Images



11/5/2019 12:00:00 AM

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: 05/10/2022 (tc.85460)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 01305**, issued the **1st day of June, A.D., 2020** 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:

BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030914000 (1222-36)

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

BUU NGUYEN and THU NGUYEN

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 December, which is the **5th day of December 2022**.

Dated this 13th day of May 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 03-0914-000 CERTIFICATE #: 2020-1305

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: Sept 7, 2002 to and including Sept 7, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 18, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 18, 2022

Tax Account #: **03-0914-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BUU NGUYEN AND THU NGUYEN**

By Virtue of Quit Claim Deed recorded 6/4/2018 in OR 7911/374

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. Tax Lien in favor of Internal Revenue Service recorded 5/14/2019 OR 8094/1123

b. Tax Lien in favor of Internal Revenue Service recorded 5/14/2019 OR 8094/1124

4. Taxes:

Taxes for the year(s) 2019-2021 are delinquent.

Tax Account #: 03-0914-000

Assessed Value: \$67,829.00

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): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: DEC 5, 2022

TAX ACCOUNT #: 03-0914-000

CERTIFICATE #: 2020-1305

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

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2021</u> tax year.

BUU NGUYEN AND THU NGUYEN
7475 CORA LN
PENSACOLA, FL 32505

BUU NGUYEN AND THU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

DEPARTMENT OF TREASURY
INTERNAL REVENUE SERVICE
400 W BAY ST STE 35045
JACKSONVILLE, FL 32202-4437

Certified and delivered to Escambia County Tax Collector, this 18th day of June, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

September 18, 2022

Tax Account #:03-0914-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO
POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374**

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-0914-000(1222-36)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

Prepared by: Giang-Nguyen Nguyen & Be Pham
Record and Return to:
Bao Nguyen & Thu Nguyen
1204 Elliot Street
Pensacola, FL 32514

Quit Claim DEED

This Quit Claim Deed made on the 4th day of June, 2018
Between Giang-Nguyen Nguyen & Be Pham
Whose mailing address is: 2418 Heneye Drive Pensacola, FL 32514
Hereinafter called the First Party,

and Bao Nguyen & Thu Nguyen
Whose mailing address is: 1204 Elliot Street Pensacola, FL 32514
Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of \$ 0 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby renounce, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Escambia, State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: 03-0914-000

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behoof of the said second party.

IN WITNESS WHEREOF, the First party has caused these presents to be executed in his or her name this 4 day of June, 2018

(Wit.) Carla J. Thompson (Grantor) Giang Nguyen T. Nguyen
Ernest M. Bourjett (Grantor) BE PHAM

State of Florida
County of Escambia

The foregoing instrument is acknowledged before me on this 4 day of June, 2018 by Giang Nguyen T. Nguyen and Be Pham who is personally known to me or who has/have produced Florida Driver's License as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Robetta Pysarenko
Notary Public

My commission expires Dec 14, 2021
(Affix Notary Seal)



SCHEDULE A
LEGAL DESCRIPTION

BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB
OLIVE HTS S/D PB 2 P 69 OR 7703 P 576

Recorded in Public Records 5/14/2019 10:42 AM OR Book 8094 Page 1123,
Instrument #2019042040, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) (Rev. February 2004)		16999 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 357159719		For Optional Use by Recording Office	
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer BUU D NGUYEN					
Residence 7475 CORA LN PENSACOLA, FL 32505-1115					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2007		03/23/2015	04/22/2025	641.75
1040	12/31/2009		06/15/2015	07/15/2025	1349.16
1040	12/31/2010		06/15/2015	07/15/2025	827.30
1040	12/31/2011		08/27/2012	09/26/2022	2681.47
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 5499.68

This notice was prepared and signed at BALTIMORE, MD, on this,
the 07th day of May, 2019.

Signature for S. MCGUIGAN	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

Recorded in Public Records 5/14/2019 10:42 AM OR Book 8094 Page 1124,
Instrument #2019042041, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

Form 668 (Y)(c) (Rev. February 2004)		16999 Department of the Treasury - Internal Revenue Service Notice of Federal Tax Lien			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 357160819		For Optional Use by Recording Office	
<p>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</p>					
Name of Taxpayer BUU & THU NGUYEN					
Residence 7475 CORA LN PENSACOLA, FL 32505-1115					
IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015		05/28/2018	06/27/2028	58047.07
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 58047.07

This notice was prepared and signed at BALTIMORE, MD, on this,

the 07th day of May, 2019.

Signature <i>Elvin Dean Conroy</i> for S. MCGUIGAN	Title ACS SBSE (800) 829-3903	23-00-0008
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(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

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

CERTIFICATE # 01305 of 2020

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 20, 2022, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BUU NGUYEN 1204 ELLIOT ST PENSACOLA, FL 32534	THU NGUYEN 1204 ELLIOT ST PENSACOLA, FL 32534
BUU NGUYEN 7475 CORA LN PENSACOLA FL 32505	THU NGUYEN 7475 CORA LN PENSACOLA FL 32505
IRS COLLECTION ADVISORY GROUP 400 W BAY STREET STOP 5710 JACKSONVILLE FL 32202	

WITNESS my official seal this 20th day of October 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 5, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 01305, issued the 1st day of June, A.D., 2020 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:

BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030914000 (1222-36)

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

BUU NGUYEN and THU NGUYEN

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 December, which is the 5th day of December 2022.

Dated this 17th day of October 2022.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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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 December, which is the 5th day of December 2022.

Dated this 17th day of October 2022.

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

Post Property:

7475 CORA LN 32505



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 December 5, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 01305, issued the 1st day of June, A.D., 2020 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:

BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 030914000 (1222-36)

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

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Personal Services:

BUU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

THU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

1222-36

Document Number: ECSO22CIV035216NON

Agency Number: 23-000486

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01305 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE BUU NGUYEN AND THU NGUYEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/21/2022 at 9:38 AM and served same at 1:51 PM on 10/24/2022 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED PROPERTY PER CLERK'S OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

WARNING

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NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDING LLC** holder of **Tax Certificate No. 01305**, issued the **1st day of June, A.D., 2020** 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:

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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 December, which is the **5th day of December 2022**.

Dated this 17th day of October 2022.

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

Post Property:

7475 CORA LN 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2022 OCT 21 AM 9:30
ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
OFFICE

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1222-36

Document Number: ECSO22CIV035225NON

Agency Number: 23-000494

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01305 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE BUU NGUYEN AND THU NGUYEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

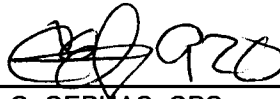
Non-Executed

Received this Writ on 10/21/2022 at 9:38 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for THU NGUYEN , Writ was returned to court UNEXECUTED on 11/14/2022 for the following reason:

AFTER NUMEROUS ATTEMPTS, UNABLE TO MAKE CONTACT WITH SUBJECT PRIOR TO SERVE BY DATE. NO OTHER INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____


C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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 December 5, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

THU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY, FLORIDA
2022 OCT 21 AM 9:38
RECEIVED

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 December 5, 2022, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

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Personal Services:

THU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1222-36

Document Number: EC2022CIV035224NON

Agency Number: 23-000493

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01305 2020

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: IN RE BUU NGUYEN AND THU NGUYEN

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

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CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



C. CEPHAS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: TDH

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Personal Services:

BUU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY
CLERK OF THE CIRCUIT COURT
2022 OCT 21 AM 9:30
RECEIVED

WARNING

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BUU NGUYEN
1204 ELLIOT ST
PENSACOLA, FL 32534

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

BUU NGUYEN [1222-36]
1204 ELLIOT ST
PENSACOLA, FL 32534

9171 9690 0935 0129 0830 66

THU NGUYEN [1222-36]
1204 ELLIOT ST
PENSACOLA, FL 32534

9171 9690 0935 0129 0830 04

BUU NGUYEN [1222-36]
7475 CORA LN
PENSACOLA FL 32505

9171 9690 0935 0129 0830 11

THU NGUYEN [1222-36]
7475 CORA LN
PENSACOLA FL 32505

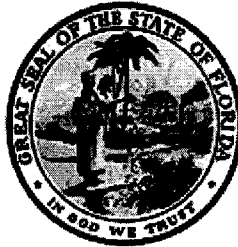
9171 9690 0935 0129 0830 28

IRS COLLECTION ADVISORY GROUP
[1222-36]
400 W BAY STREET
STOP 5710
JACKSONVILLE FL 32202

9171 9690 0935 0129 0830 73

*Contact -
owner*

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: 030914000 Certificate Number: 001305 of 2020**

Payor: BUU NGUYEN 7475 CORA LN PENSACOLA FL 32505 Date 11/10/2022

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$1,653.28
		Postage	\$33.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,214.00

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
ESCAMBIA COUNTY FLORIDA
INST# 2022110097 11/10/2022 1:46 PM
OFF REC BK: 8888 PG: 582 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8785, Page 139, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01305, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 030914000 (1222-36)

DESCRIPTION OF PROPERTY:

BEG AT NE COR LT 5 SLY 66 5/10 FT FOR POB WLY 185 FT NLY 66 5/10 FT ELY 185 FT SLY TO
POB OLIVE HTS S/D PB 2 P 69 OR 7911 P 374

SECTION 26, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: BUU NGUYEN and THU NGUYEN

Dated this 10th day of November 2022.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

THE SUMMATION WEEKLY

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

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NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDING LLC holder of Tax Certificate No. 01305, issued the 1st day of June, A.D., 2020 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:

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Dated this 20th day of October 2022.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

4WR11/2-11/23TD

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of 2020-TD-01305 in the Escambia County Court was published in said newspaper in and was printed and released on November 2, 2022; November 9, 2022; November 16, 2022; and November 23, 2022.

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

X

MALCOLM BALLINGER, PUBLISHER FOR THE
SUMMATION WEEKLY

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of November, 2022, by MALCOLM BALLINGER, who is personally known to me.

X

, NOTARY PUBLIC

