

## TAX COLLECTOR'S CERTIFICATION

Application  
Date / Number  
Aug 28, 2013 / 130716

This is to certify that the holder listed below of Tax Sale Certificate Number **2011 / 2191.0000**, issued the **1st** day of **June, 2011**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 03-2992-000**

**Certificate Holder:**

PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, OHIO 45264

**Property Owner:**

PHAN JUSTIN T  
7525 LILLIE LN  
PENSACOLA, FLORIDA 32526

**Legal Description:** 31-1S3-022

BEG AT NW COR OF SW1/4 OF SEC E 20 FT S 556 FT FOR POB CONTINUE S 104 FT E 93 FT N 104 FT W 93 FT TO POB PART OF LT 5 OR 6614 P 546

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
2011	2191.0000	06/01/11	\$1,465.85	\$0.00	\$90.70	\$1,556.55

**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
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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

\$1,556.55
\$0.00
\$150.00
\$75.00
\$1,781.55
\$1,781.55
\$6.25

\*Done this 28th day of August, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By

*Shirley Rich, C.F.C.A.*  
*Senior Deputy Tax Collector*

Date of Sale:

*7<sup>th</sup> July 2014*

\* 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,

**PPF HOLDINGS III LTD.  
U.S. BANK CUSTODIAN FOR PPF HO  
P.O. BOX 645051  
CINCINNATI, Ohio, 45264**

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

<b>Certificate No.</b>	<b>Parcel ID Number</b>	<b>Date</b>	<b>Legal Description</b>
2191.0000	03-2992-000	06/01/2011	31-1S3-022 BEG AT NW COR OF SW1/4 OF SEC E 20 FT S 556 FT FOR POB CONTINUE S 104 FT E 93 FT N 104 FT W 93 FT TO POB PART OF LT 5 OR 6614 P 546

**2012 TAX ROLL**

PHAN JUSTIN T  
7525 LILLIE LN  
PENSACOLA , Florida 32526

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.

tda2012 (Taimur Jamil)  
Applicant's Signature

08/28/2013  
Date

Recorded in Public Records 04/29/2009 at 10:09 AM OR Book 6453 Page 718,  
Instrument #2009028138, Ernie Lee Magaha Clerk of the Circuit Court Escambia  
County, FL

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY FLORIDA

LAI T. NGUYEN  
400 Lowell lane  
Pensacola, FL 32514

Plaintiff,

vs.

Case No. 2009 SC 000652  
Division 5

JUSTIN T. PHAN dba  
GLOBAL TRAVEL & TOUR  
4806 Mobile Highway  
Pensacola, FL 32506

Defendant.

FINAL JUDGMENT

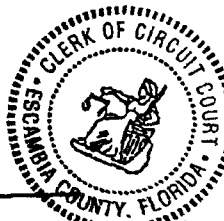
At a final hearing in open court on April 22, 2009, the parties appeared representing themselves. Defendant offers a service to help immigrants with their U.S. government paperwork for a fee. Plaintiff wished to obtain a "green card" for her daughter and paid a fee to defendant for the service. Defendant knowingly and intentionally submitted her paperwork to the U.S. Citizenship & Immigration Services (USCIS) without the basic required documentation<sup>1</sup>. As a result, plaintiff's application fees were forfeited and she must start over again. Therefore it is

ORDERED AND ADJUDGED that plaintiff shall recover from defendant \$2,185.00 plus court costs of \$310.00 which shall accrue interest at the rate of 8% per annum for which let execution issue.

DONE AND ORDERED this 24<sup>th</sup> day of April 2009 in Chambers, Pensacola, Escambia County, Florida.

  
County Judge

cc: Plaintiff  
Defendant



Certified to be a true copy  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By: B. Lee p.c.  
Date: 9/15/09

<sup>1</sup>The defendant submitted the application without an Affidavit of Support - a document without which the application will NEVER be approved.

Case: 2009 SC 000652  
0006524244  
Doc: CC1033 pgf: 1

IN THE COUNTY COURT IN AND FOR  
ESCAMBIA COUNTY FLORIDA

LAI T. NGUYEN  
400 Lowell lane  
Pensacola, FL 32514

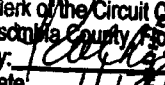
Plaintiff,

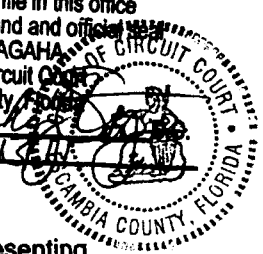
vs.

JUSTIN T. PHAN dba  
GLOBAL TRAVEL & TOUR  
4806 Mobile Highway  
Pensacola, FL 32506

Defendant.

Case No. 2009 SC 000652  
Division 5

Certified to be a true copy  
the original on file in this office  
Witness my hand and official seal  
ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
Escambia County, Florida  
By:   
Date: 11/13/09



FINAL JUDGMENT

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County Judge

cc: Plaintiff  
Defendant

<sup>1</sup>The defendant submitted the application without an Affidavit of Support - a document without which the application will NEVER be approved.

Case: 2009 SC 000652  
00026324244  
Doc: CC1033 Pg8

**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: E. BURGESS RD.

Legal Address of Property: 1252 E. BURGESS RD., PENSACOLA, FL 32504

The County ( ) has accepted ( ) has not accepted the abutting roadway for maintenance.

This form completed by: Rebecca Lugo  
Surety Land Title of Florida, LLC  
358 W. Nine Mile Rd. Ste. D  
Pensacola, FL 32534

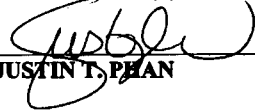
AS TO SELLER (S):

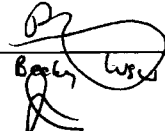
Witness to Seller(s):

\_\_\_\_\_  
\_\_\_\_\_

AS TO BUYER (S):

Witness to Buyer(s):


  
JUSTIN T. PHAN  
\_\_\_\_\_  
\_\_\_\_\_

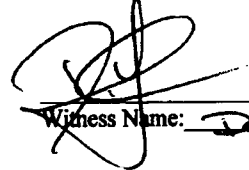
  
Rebecca Lugo  
\_\_\_\_\_

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS. Effective: 4/15/95

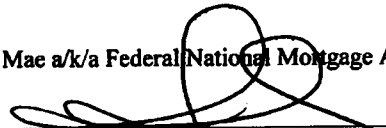
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: MELISSA ALARCON

  
Witness Name: Doris Yero

Fannie Mae a/k/a Federal National Mortgage Association

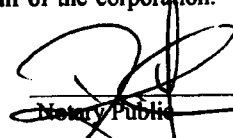
By:   
Iris G. Hernandez, Esq., Authorized Representative of  
Spear and Hoffman, P.A. by POA as their Attorney in  
Fact

(Corporate Seal)

State of Florida  
County of Miami-Dade

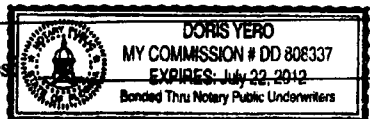
The foregoing instrument was sworn to and subscribed before me this **29th** day of **September, 2010** by IRIS G. HERNANDEZ, Esq., Authorized Representative of Spear and Hoffman, P.A. by POA as their Attorney in Fact for Fannie Mae a/k/a Federal National Mortgage Association, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_



**Surety Land Title**  
**358 West Nine Mile Road**  
**Pensacola, FL 32534**

**850-476-5695**  
Prepared by and return to:  
Prepared by: Paulina A. Cervantes  
Attorney at Law  
SPEAR & HOFFMAN, PA  
9700 S. Dixie Hwy. Suite 610  
Miami, FL 33156  
305-670-4886  
File Number: STB-C-5090

1002665J [Space Above This Line For Recording Data]

## **Special Warranty Deed**

**This Special Warranty Deed** made this 29th day of September, 2010 between Fannie Mae a/k/a Federal National Mortgage Association whose post office address is 14221 Dallas Parkway, #1000, Dallas, TX 75254, grantor, and Justin T. Phan, a single man whose post office address is 7525 Lillie Lane, Pensacola, FL 32526, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

Commencing at the Northwest corner of the Southwest 1/4 of Section 31, Township 1 South, Range 30 West, Escambia County, Florida; thence East 20 feet; thence South 556 feet to the Point of Beginning; thence continue South 104 feet; thence East 93 feet; thence North 104 feet; thence West 93 feet to the Point of Beginning.

Parcel Identification Number: 03-2992-000

**GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY TO A BONAFIDE PURCHASER FOR VALUE FOR A SALES PRICE OF GREATER THAN \$79,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$79,200.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.**

**THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.**

Subject to taxes for 2010 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

# SOUTHERN GUARANTY TITLE COMPANY

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

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

Email: rcsgrt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 07-07-2014

TAX ACCOUNT NO.: 03-2992-000

CERTIFICATE NO.: 2011-2191

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.

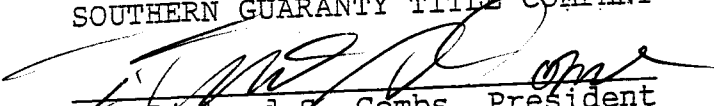
Justin T. Phan  
7525 Lillie Lane  
Pensacola, FL 32526

Unknown Tenants  
1252 E. Burgess Rd.  
Pensacola, FL 32504

Lai T. Nguyen  
400 Lowell Lane  
Pensacola, FL 32514

Certified and delivered to Escambia County Tax Collector,  
this 23rd day of October, 2013.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT  
LEGAL DESCRIPTION**

File No.: 10945

October 14, 2013

**311S302212000002 - Full Legal Description**

BEG AT NW COR OF SW1/4 OF SEC E 20 FT S 556 FT FOR POB CONTINUE S 104 FT E 93 FT N 104 FT W 93 FT  
TO POB PART OF LT 5 OR 6643 P 302

**OWNERSHIP AND ENCUMBRANCE REPORT  
CONTINUATION PAGE**

File No.: 10945

October 14, 2013

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

1. Judgment filed by Lai T.Nguyen recorded in O.R. Book 6679, page 988, and O.R. Book 6509, page 138.
2. Taxes for the year 2010 delinquent. The assessed value is \$58,867.00. Tax ID 03-2992-000.

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 Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

## **OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 10945

October 14, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

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 10-14-1993, through 10-14-2013, and said search reveals the following:

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

Justin T. Phan

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: 

October 14, 2013