**Application Number: 140206** 

### Notice to Tax Collector of Application for Tax Deed

### TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

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

Certificate No. 1926.0000

**Parcel ID Number** 03-2885-608

Date 06/01/2012 **Legal Description** 

LT 3 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR

6722 P 519

### 2013 TAX ROLL

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.

MTAGCaz (Flor Anne Militar)

04/25/2014

#### NOTICE TO TAX COLLECTOR OF APPLICATION FOR TAX DEED

To: Tax Collector of Escambia County Tax Collector County: Janet Holley

In accordance with the Florida Statutes, I,

US BANK AS CUST FOR CAZ CREEK

PO BOX 645132 LOCKBOX # 005132 CINCINNATI OH 45264

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

| Certificate No. |          | Property No. | Date       | Legal Description          |
|-----------------|----------|--------------|------------|----------------------------|
| 2012/           | 1926.000 | 03-2885-608  | 06/01/2012 |                            |
|                 |          |              |            | LT 3 BLK A CREIGHTON PLACE |
|                 |          |              |            | S/D PB 7 P 80              |
|                 |          |              |            | OR 6722 P 519              |

I agree to pay all delinquent taxes, redeem all outstanding tax 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 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 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.

### TAX COLLECTOR'S CERTIFICATION

Application Date/Number APR 25, 2014 140206

Donla Makeur

This is to certify that the holder listed below of Tax Sale Certificate Number 2012/ 1926.000, Issued the 01st day of June, 2012, and which encumbers the following described property in the county of Escambia County Tax Collector State of Florida, to-wit: 03-2885-608

Cert US BANK AS CUST FOR CAZ CREEK

Holder PO BOX 645132

LOCKBOX # 005132 CINCINNATI OH 45264 Property NGUYEN BAO &

Owner HO RET

2075 CREIGHTON RD PENSACOLA FL 32504

LT 3 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 6722 P 519

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 Application:

 Certificate
 Date of Sale
 Face Amount
 T/C Fee
 Interest
 Total

 2012/ 1926.000
 06/01/2012
 1,718.29
 0.00
 85.91
 1,804.20

| or included (County)  | 1,804.20 |
|---|----------|
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant   |          |
| 3. Total of Current Taxes Paid by Tax Deed Applicant . { }  |          |
| 4. Ownership and Encumbrance Report Fee   | 250.00   |
| 5. Total Tax Deed Application Fee   | 75.00    |
| 6. Total Certified By Tax Collector To Clerk of Court   | 2,129.20 |
| 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. Total of Lines 12 thru 14 (Statutory Opening Bid)   |          |
| 16. Redemption Fee  | 6.25     |
| 17. Total Amount to Redeem  |          |
| * Done this the Ofth day of May 2014  |          |

AX COLLECTOR OF Escambia County Tax Collector County

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to 2011. That it 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 Grantor, but against none other.

| In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.  |  |  |  |  |  |
|---|--|--|--|--|--|
| Wells Farge Bank, NA, as successor by merger t  | o Wachovia Bank, National Association  |  |  |  |  |
| By Steven Names   |  |  |  |  |  |
| PED ASSET MONNOGE   |  |  |  |  |  |
| Signed, sealed and delivered in our presence:  Witness Signature  REGINA W ORLIK  Print Name  | Witness Signature  Vom mass 1  Print Name  |  |  |  |  |
| State of FL County of Volusia   |  |  |  |  |  |
| The Foregoing Instrument Was Acknowledge Stephen Niswonger the Reo Asset Me merger to Wachovia Bank, National Association has/have produced a valid driver's license as ide | of Wells Fargo Bank, NA, as successor by who is/are opersonally known to me or who |  |  |  |  |

KEGINA WORLIK Notary Print Name My Commission Expires: 11 28 2014

rded in Public Records 09/29/2011 at 12:19 PM OR Book 6769 Page 141, rument #2011067957, Ernie Lee Magaha Clerk of the Circuit Court Escambia Country, FL Recording \$18.50 Deed Stamps \$385.00

Prepared by Yvonne Allen an employee of Rels Settlement Services 5700 Smetana Drive, Suite 400 Minnetonka, Minnesota 55343 877-813-7316 Fast # 1084504 File # 0256600412B

Return to: Rels Title 1591 Hayley Lane, Suite 101 Fort Myers, FL 33907

### **SPECIAL WARRANTY DEED**

State of Florida

County of Escambia

THIS SPECIAL WARRANTY DEED is made this Oglaz 2011, between Wells Fargo Bank, NA, as successor by merger to Wachovia Bank, National Association, having a business address at: 8480 Stagecoach Circle, Frederick, MD 21701 ("Grantor"), and Bao Nguyen and Ret Ho, husband and wife, having a mailing address of: 2075 Creighton Rd, Pensacola, FL 32504 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", its successors and assigns forever, the following described land, situate, lying and being in the County of Escambia, State of Florida, to-wit:

LOT 3, BLOCK A, CREIGHTON PLACE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 80, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Commonly known as: 2075 Creighton Rd, Pensacola, FL 32504

Tax Parcel Identification Number: 03-2885-608

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, 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.

# SOUTHERN GUARANTY TITLE COMPANY

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

TEL. (850) 478-8121

FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley

| Janet Holley<br>Escambia County Tax Collector<br>P.O. Box 1312<br>Pensacola, FL 32596  |
|--|
| CERTIFICATION: TITLE SEARCH FOR TDA  |
| TAX DEED SALE DATE: 12-1-2014  |
| TAX ACCOUNT NO.: 03-2885-608   |
| CERTIFICATE NO.: 2012-1926   |
| 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.  Bao Nguyen Ret Ho 2075 Creighton Rd. Pensacola, FL 32504   |

Certified and delivered to Escambia County Tax Collector, this 10th day of September , 2014.

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 CONTINUATION PAGE

File No.: 11472 September 3, 2014

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

1. Taxes for the year 2011 and 2013 delinquent. The assessed value is \$63,633.00. Tax ID 03-2885-608.

### 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.

# OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 11472 September 3, 2014

Lot 3, Block A, Creighton Place Subdivision, as per plat thereof, recorded in Plat Book 7, Page 80, of the Public Records of Escambia County, Florida

## **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503 Telephone: 850-478-8121 Facsimile: 850-476-1437 14-869

### OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11472 September 3, 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 09-03-1994, through 09-03-2014, and said search reveals the following:

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

Bao Nguyen and Ret Ho, husband and wife

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

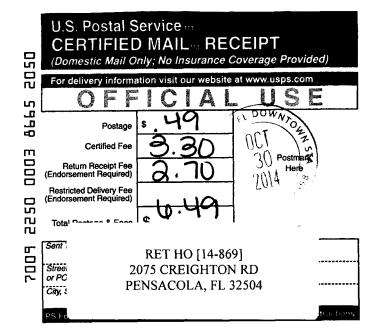
The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. 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.

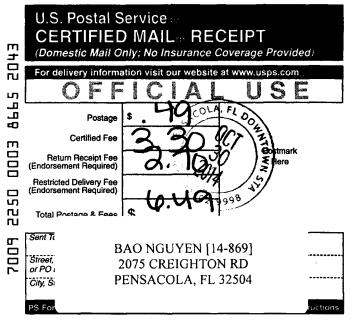
THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: That I am

September 3, 2014





10/0/aph

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 1, 2014, 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 US BANK AS CUST FOR CAZ CREEK holder of Tax Certificate No. 01926, issued the 1st day of June, A.D., 2012 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 3 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 6722 P 519

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 032885608 (14-869)

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

### **BAO NGUYEN and RET HO**

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 1st day of December 2014.

Dated this 30th day of October 2014.

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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

### STATE OF FLORIDA COUNTY OF ESCAMBIA

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

### **CERTIFICATE # 01926 of 2012**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 30, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

| BAO NGUYEN          | RET HO              |
|---------------------|---------------------|
| 2075 CREIGHTON RD   | 2075 CREIGHTON RD   |
| PENSACOLA, FL 32504 | PENSACOLA, FL 32504 |

WITNESS my official seal this 30th day of October 2014.



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

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 1, 2014, 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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Post Property:

**2075 CREIGHTON RD 32504** 



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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### **Personal Services:**

**BAO NGUYEN** 2075 CREIGHTON RD PENSACOLA, FL 32504

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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RET HO 2075 CREIGHTON RD PENSACOLA, FL 32504

PENSACOLA, FL 32504

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO14CIV049631NON** 

Agency Number: 15-001247

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT #01926 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE: BAO NGUYEN AND RET HO** 

**Defendant:** 

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/30/2014 at 9:38 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for BAO NGUYEN, Writ was returned to court UNEXECUTED on 11/4/2014 for the following reason:

UNABLE TO SERVE, BUILDING AT 2075 CREIGHTON ROAD HAS BEEN DEMOLISHED; VACANT LOT.

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

K. MILLER, CPS

Service Fee: Receipt No:

\$40.00 BILL

Printed By: LCMITCHE

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**BAO NGUYEN** 2075 CREIGHTON RD PENSACOLA, FL 32504



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COMPTAG

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

Agency Number: 15-001248

**Document Number: ECSO14CIV049633NON** 

Court: TAX DEED

County: ESCAMBIA

(

Case Number: CERT #01926 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE: BAO NGUYEN AND RET HO** 

**Defendant:** 

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

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K. MILLER, CPS

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RET HO 2075 CREIGHTON RD PENSACOLA, FL 32504

COMPTA O

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

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 1, 2014, 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 US BANK AS CUST FOR CAZ CREEK holder of Tax Certificate No. 01926, issued the 1st day of June, A.D., 2012 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 3 BLK A CREIGHTON PLACE S/D PB 7 P 80 OR 6722 P 519

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W** 

TAX ACCOUNT NUMBER 032885608 (14-869)

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

### **BAO NGUYEN and RET HO**

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 1st day of December 2014.

Dated this 30th day of October 2014.

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:**

RET HO 2075 CREIGHTON RD PENSACOLA, FL 32504

COMPT ROLL

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

# ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

## NON-ENFORCEABLE RETURN OF SERVICE

**Document Number: ECSO14CIV049517NON** 

Agency Number: 15-001181

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT # 01926 2012

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

**RE BAO NGUYEN AND RET HO** 

**Defendant:** 

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/30/2014 at 9:35 AM and served same at 9:16 AM on 11/4/2014 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY, the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERKS OFFICE

DAVID MORGAN, SHERIFF ESCAMBIA COUNTY, FLORIZA

By:

K. MILLER, CPS

Service Fee:

\$40.00

Receipt No:

**BILL** 

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Post Property:

**2075 CREIGHTON RD 32504** 



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk N 007 30 A 9. 3€

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