

TAX COLLECTOR'S CERTIFICATION

Application
Date / Number
Jun 26, 2014 / 140569

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

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

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

Legal Description:

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

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

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

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

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

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

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County) \$1,178.17
2. Total of Delinquent Taxes Paid by Tax Deed Application \$0.00
3. Total of Current Taxes Paid by Tax Deed Applicant \$250.00
4. Ownership and Encumbrance Report Fee \$75.00
5. Tax Deed Application Fee \$1,503.17
6. Total Certified by Tax Collector to Clerk of Court \$1,503.17
7. Clerk of Court Statutory Fee \$0.00
8. Clerk of Court Certified Mail Charge \$0.00
9. Clerk of Court Advertising Charge \$0.00
10. Sheriff's Fee \$0.00
11. \$0.00
12. Total of Lines 6 thru 11 \$1,503.17
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%) \$0.00
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S. \$11,813.50
15. Statutory (Opening) Bid; Total of Lines 12 thru 14 \$0.00
16. Redemption Fee \$6.25
17. Total Amount to Redeem \$0.00

*Done this 26th day of June, 2014

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 16/06/2014

* 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,

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

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

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

2013 TAX ROLL

BUI LONG
3018 W GADSDEN ST
PENSACOLA , Florida 32505

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

ttaxI3 (Tax Lien Strategies, LP)

Applicant's Signature

06/26/2014

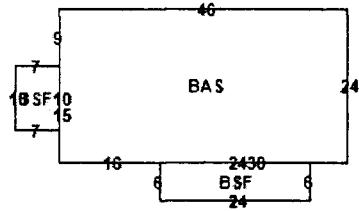
Date

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

 Areas - 1318 Total SF

BASE AREA - 1104

BASE SEMI FIN - 214



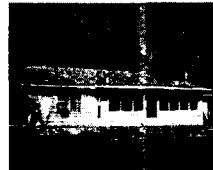
Images



5/12/10



3/28/11



3/8/12



4/29/13

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:07/30/2014 (tc. 3598)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
◀ Navigate Mode
 Account
 Reference
▶
[Printer Friendly Version](#)

General Information

Reference: 332S304000070241
Account: 064293500
Owners: BUI LONG
Mail: 3018 W GADSDEN ST
PENSACOLA, FL 32505
Situs: 3018 W GADSDEN ST 32505
Use Code: SINGLE FAMILY RESID

Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

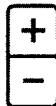
Sales Data

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

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

Parcel Information

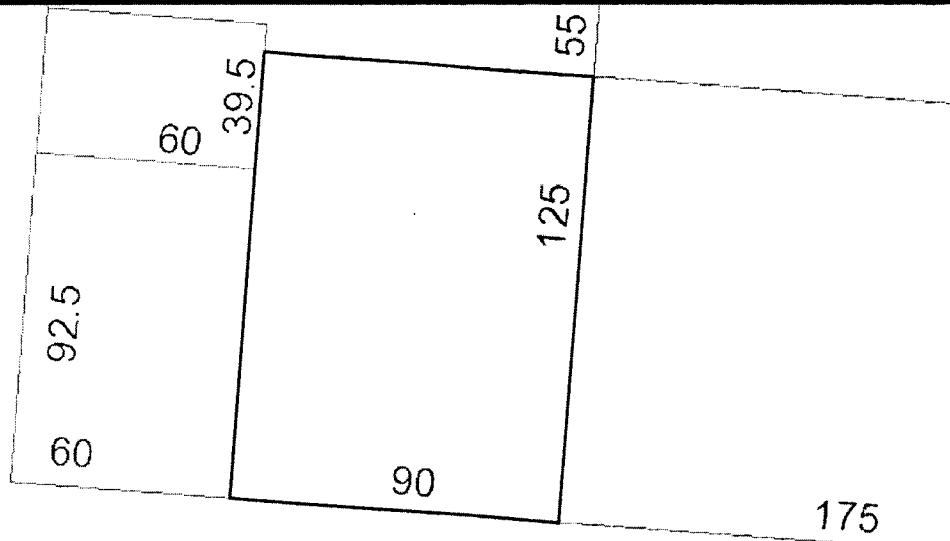
Section Map Id:
CA139



Approx. Acreage:
0.2500

Zoned:
R-3

Evacuation & Flood Information
[Open Report](#)


[Launch Interactive Map](#)

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

Buildings

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

Structural Elements

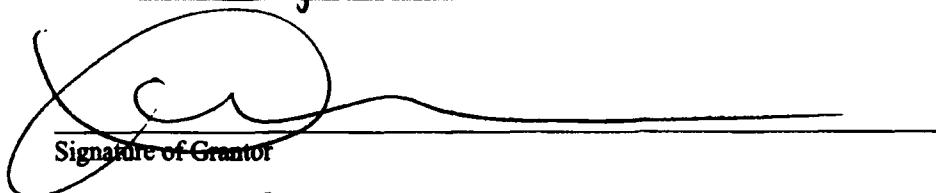
DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-1.00

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-PINE/SOFTWOOD

Dated: January 25, 2011



Signature of Grantor

Xuan Campo
Name of Grantor

John Sandusky
Signature of Witness #1

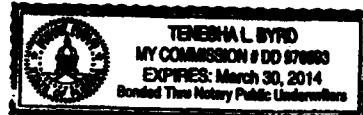
John T. Severance II
Printed Name of Witness #1

Julia L. Brewer
Signature of Witness #2

Julia L. Brewer
Printed Name of Witness #2

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

Tenesha L. Byrd
Notary Signature



Notary Public,
In and for the County of _____ State of _____
My commission expires: _____ Seal

Send all tax statements to Grantee.

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: _____

Name Xuan T Campo

Address: _____

Address 9925 Harrington St

City/State/Zip: _____

City/State/Zip Cantonment, FL 32533

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on January 25, 2011, between
Xuan T. Campo, Grantor, of 3018 W. Gadsden St
, City of Pensacola, State of Florida,
and Long N. Bui, Grantee, of 3018 W. Gadsden St.
, City of Pensacola, State of Florida.

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

UTS 789 AND E 15 FT of UT 10 BLK 241
MC MILLAN ADDITION PLAT DB 26 P147 OR 592a
P114 CA B9

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

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

Dated: 1-19-11



Signature of Grantor

Christian A. Fitch

Name of Grantor



Signature of Witness #1



Signature of Witness #2

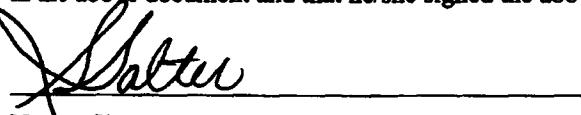


Printed Name of Witness #1



Printed Name of Witness #2

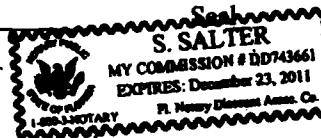
State of FLORIDA County of ESCAMBIA
On 1/19/11, the Grantor, CHRISTIAN A. FITCH,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.


Notary Signature

Notary Public,

In and for the County of ESCAMBIA State of FLORIDA
My commission expires: 12/23/11

Send all tax statements to Grantee.



★NOVA Quitclaim Deed Pg.2 (07-09)

Recording requested by: _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: _____

Name Xian T Campo

Address: _____

Address 9925 Arlington St

City/State/Zip: _____

City/State/Zip Cantonment, FL 32533

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on January 19th 2011, between
Christian Fitch, Grantor, of 310 Greenridge Dr
, City of Pensacola, State of Florida,
and Long Bui, Grantee, of 3018 W. Gadsden St
, City of Pensacola, State of Florida.

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

LS 789 AND E 15 FT of LT 10 BLK 241
MCMILLAN ADDITION PLAT DR 26 P. 147 OR 5929
P 114 CA B9

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

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

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE
PENSACOLA, FLORIDA 32503
TEL. (850) 478-8121 FAX (850) 476-1437
Email: rcsqt@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-2-2015

TAX ACCOUNT NO.: 06-4293-500

CERTIFICATE NO.: 2012-4232

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

Notify City of Pensacola, P.O. Box 12910, 32521
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for 2014 tax year.

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

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

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

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

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 11783

December 9, 2014

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

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

PLEASE NOTE THE FOLLOWING:

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

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 11783

December 9, 2014

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

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B
Pensacola, Florida 32503
Telephone: 850-478-8121
Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 11783

December 9, 2014

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

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

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

Long N. Bui

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

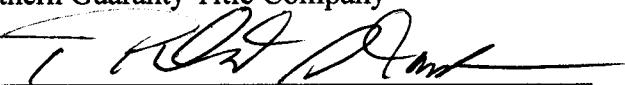
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

By: 

December 9, 2014

[Search Property](#)[Property Sheet](#)[Lien Holder's](#)[Redeem](#)[Forms](#)[Courtview](#)[Benchmark](#)

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

Tax Deed - Redemption Calculator

Account: 064293500 Certificate Number: 004232 of 2012

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	06/26/2014	Interest Rate	18%
		Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL
		Auction Date 03/02/2015			Redemption Date 01/20/2015 
Months	9				7
Tax Collector	\$1,503.17				\$1,503.17
Tax Collector Interest	\$202.93				\$157.83
Tax Collector Fee	\$6.25				\$6.25
Total Tax Collector	\$1,712.35				\$1,667.25 <i>TC</i>
Clerk Fee	\$130.00				\$130.00
Sheriff Fee	\$120.00				\$120.00
Legal Advertisement	\$221.00				\$221.00
App. Fee Interest	\$63.59				\$49.46
Total Clerk	\$534.59				\$520.46 <i>CI+</i>
Postage	\$6.49				\$0.00
Researcher Copies	\$4.00				\$4.00
Total Redemption Amount	\$2,257.43				\$2,191.71
	Repayment Overpayment Refund Amount				\$65.72

ACTUAL SHERIFF \$80.00

Notes

[Submit](#)[Reset](#)[Print Preview](#)

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



BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2012 TD 004232

Redeemed Date 01/20/2015

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

Clerk's Total = TAXDEED	\$534.59
Due Tax Collector = TAXDEED	\$1,712.35
Postage = TD2	\$6.49
ResearcherCopies = TD6	\$4.00

1846.71

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					
No Information Available - See Dockets					

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale**

Account: 064293500 Certificate Number: 004232 of 2012

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

Clerk's Check #	1	Clerk's Total	\$134.59	1846.71
Tax Collector Check #	1	Tax Collector's Total	\$1,712.35	
		Postage	\$6.49	
		Researcher Copies	\$4.00	
		Total Received	<u>\$2,257.43</u>	<u>1850.71</u>

**PAM CHILDERS
Clerk of the Circuit Court**

Received By
Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

**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>**