




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

Tax Deed - Redemption Calculator

Account: 041158000 Certificate Number: 001877 of 2015

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/02/2017"/>	Redemption Date <input type="text" value="06/13/2017"/> 
Months	6	2
Tax Collector	<input type="text" value="\$1,318.78"/>	<input type="text" value="\$1,318.78"/>
Tax Collector Interest	\$118.69	\$39.56
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,443.72	<input type="text" value="\$1,364.59"/> TC
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$40.50	<input type="text" value="\$13.50"/>
Total Clerk	\$490.50	<input type="text" value="\$463.50"/> CH
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,034.22	\$1,828.09
	Repayment Overpayment Refund Amount	\$206.13

Notes

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

Case # 2015 TD 001877
Redeemed Date 06/13/2017

Name NGOC NHU TRAN 6345 SCHWAB DR PENSACOLA FL 32504

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,443.72
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

1508.09

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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



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

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

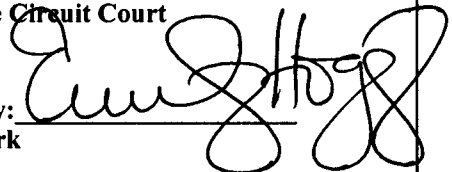
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 041158000 Certificate Number: 001877 of 2015**

Payor: NGOC NHU TRAN 6345 SCHWAB DR PENSACOLA FL 32504 Date 06/13/2017

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,443.72
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,034.22 \$1508.09

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>

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700301

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102,

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
04-1158-000	2015/1877	06-01-2015	S 75 FT OF N 225 FT OF W 152 7/100 FT OF BLK E WEST PENSACOLA HTS PB 2 P 34A OR 7112 P 352

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS
FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050
PHILADELPHIA, PA 19102

04-27-2017
Application Date

Applicant's signature

17-486

Tax Collector's Certification

CTY-513

Tax Deed Application Number

1700301

Date of Tax Deed Application

Apr 27, 2017

This is to certify that **PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN**
US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of **Tax Sale Certificate Number 2015 / 1877**, Issued the 1st Day of
 June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **04-1158-000**

Cert Holder:

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN
US BANK AS CUST FOR PFS FINANCIAL 1 LLC
50 SOUTH 16TH ST, STE 2050 PHILADELPHIA, PA 19102

Property Owner:

TRAN NGOC NHU
712 FOXWOOD DR
PENSACOLA, FL 32503
 S 75 FT OF N 225 FT OF W 152 7/100 FT OF BLK E WEST
 PENSACOLA HTS PB 2 P 34A OR 7112 P 352

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2015/1877	04-1158-000	06/01/2015	898.84	44.94	943.78

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

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
/						

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant

943.78

2. Total of Delinquent Taxes Paid by Tax Deed Applicant

0.00

3. Total of Current Taxes Paid by Tax Deed Applicant

0.00

4. Ownership and Encumbrance Report Fee

200.00

5. Tax Deed Application Fee

175.00

6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.

7. Total (Lines 1 - 6)

1,318.78

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

8. Clerk of Court Statutory Fee for Processing Tax Deed

9. Clerk of Court Certified Mail Charge

10. Clerk of Court Advertising Charge

11. Clerk of Court Recording Fee for Certificate of Notice

12. Sheriff's Fee

13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.

14. Total (Lines 8 - 13)

15. One-half Assessed Value of Homestead Property, if Applicable per F.S.

16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,

17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if

18. Redemption Fee

6.25

19. Total Amount to Redeem

Done this the 4th day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 2, 2017


By

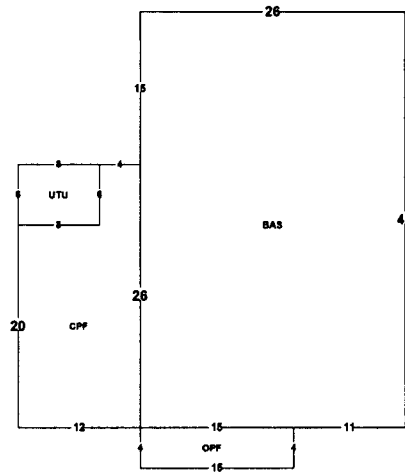
Candice Lewis

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

04-1158-000 2015

DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-HARDWOOD/PARQET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-UNIT HEATERS
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 - 1438 Total SF**
BASE AREA - 1066
CARPORT FIN - 264
OPEN PORCH FIN - 60
UTILITY UNF - 48



Images



3/24/14

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: 05/16/2017 (tc.2508)



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: 421S302201006005
Account: 041158000
Owners: TRAN NGOC NHU
Mail: 712 FOXWOOD DR
 PENSACOLA, FL 32503
Situs: 6116 LOUISVILLE AVE 32526
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$11,250	\$40,772	\$52,022	\$52,022
2015	\$11,250	\$38,556	\$49,806	\$49,806
2014	\$11,250	\$36,836	\$48,086	\$48,086

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

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

Sales Data

MLS Listing #517123

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/06/2013	7112	352	\$25,000	WD	View Instr
05/17/2010	6592	1995	\$24,000	WD	View Instr
05/12/2010	6592	1989	\$100	WD	View Instr
10/21/2009	6592	1993	\$100	OT	View Instr
01/1973	680	455	\$12,200	WD	View Instr
01/1970	482	777	\$14,000	WD	View Instr

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

2016 Certified Roll Exemptions

None

Legal Description

S 75 FT OF N 225 FT OF W 152 7/100 FT OF BLK E WEST
 PENSACOLA HTS PB 2 P 34A OR 7112 P 352

Extra Features

None

Parcel Information

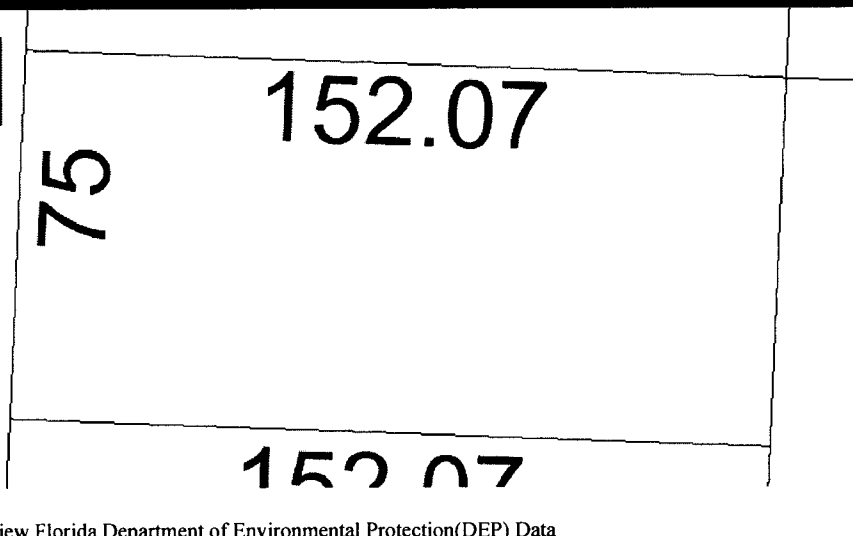
[Launch Interactive Map](#)

Section Map Id:
 42-1S-30-2

Approx. Acreage:
 0.2647

Zoned:
 MDR

Evacuation & Flood Information
[Open Report](#)

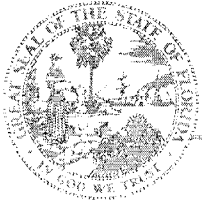


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 6116 LOUISVILLE AVE, Year Built: 1961, Effective Year: 1961

Structural Elements



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 20, 2017

PFS FINANCIAL 1 LLC US BANK
50 SOUTH 16TH ST STE 2050
PHILADELPHIA PA 19102

Dear Certificate Holder:

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

TAX CERT	APP FEES	INTEREST	TOTAL
2015 TD 001548	\$450.00	\$6.75	\$456.75
2015 TD 001877	\$450.00	\$13.50	\$463.50
2015 TD 001776	\$450.00	\$6.75	\$456.75

TOTAL \$1,377.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By: 
Emily Hogg
Tax Deed Division

Prepared by:
Kay Isehower
Flounlacker Law Firm
314 N. Spring Street
Pensacola, Florida 32501
File Number: 13-0167L

General Warranty Deed

Made this December 6, 2013 A.D. By Eric Goldwurm and Olga Goldwurm, husband and wife, whose address is: P.O Box 23449, Great Neck, NY 11023, hereinafter called the grantor, to Ngoc Nhu Tran, a married woman, whose post office address is: 712 Foxwood Drive, Pensacola, FL 32503, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

The South 75 feet of the North 225 feet, less the East 152.07 feet in Block E, West Pensacola Heights, a subdivision of a portion of Section 42, Township 1 South, Range 30 West, Escambia County, Florida, according to plat recorded in Plat Book 2, page 34A, of the public records of said County.

Parcel ID Number: 42-1S-30-2201-006-005

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2010.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica Rosarri
Witness Printed Name Jessica Rosarri

Sandra Rodriguez
Witness Printed Name SANDRA RODRIGUEZ

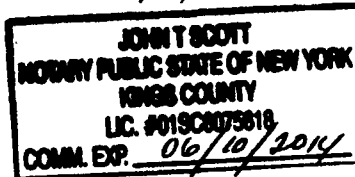
State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 6th day of December, 2013, by Eric Goldwurm and Olga Goldwurm, husband and wife, who is/are personally known to me or who has produced D.C. as identification.

Notary Public

Print Name: JOHN T. SCOTT

My Commission Expires: 06/10/2014



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

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

Email: rcsgr@aol.com

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-2-2017

TAX ACCOUNT NO.: 04-1158-000

CERTIFICATE NO.: 2015-1877

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

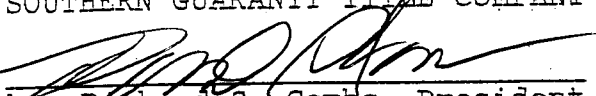
 X Homestead for tax year.

Ngoc Nhu Tran
712 Foxwood Dr.
Pensacola, FL 32503

Unknown Tenants
6116 Louisville Ave.
Pensacola, FL 32526

Certified and delivered to Escambia County Tax Collector,
this 7th day of July, 2017.

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.: 13719

July 6, 2017

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

1. Delinquent Taxes paid 06/20/2017. The assessed value is \$52,022.00. Tax ID 04-1158-000.

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 13719

July 6, 2017

The South 75 feet of the North 225 feet, less the East 152.07 feet in Block E, West Pensacola Heights, as per plat thereof, recorded in Plat Book 2, Page 34A, 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

Redeemed

17-486

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13719

July 6, 2017

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 07-06-1997, through 07-06-2017, and said search reveals the following:

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

Ngoc Nhu Tran

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

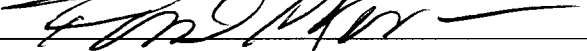
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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: 

July 6, 2017