

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1700195

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116,

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
08-0365-000	2015/4375	06-01-2015	E1/2 OF LT 19 ALL LT 20 BLK 15 AERO VISTA PB 1 P 31/53 OR 6721 P 1008 SEC 50/51 T 2S R 30 CA 200

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
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH, TX 76116

04-24-2017
Application Date

Applicant's signature

17.403

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1700195

Date of Tax Deed Application
Apr 24, 2017

This is to certify that **DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC**, holder of **Tax Sale Certificate Number 2015 / 4375**, 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: **08-0365-000**

Cert Holder:
DIH TAX PARTNERS LLC DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT FORT WORTH, TX 76116

Property Owner:
NGUYEN DIEP NGOC
602 PELHAM RD
PENSACOLA, FL 32507
E1/2 OF LT 19 ALL LT 20 BLK 15 AERO VISTA PB 1 P 31/53 OR
6721 P 1008 SEC 50/51 T 2S R 30 CA 200

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
2015/4375	08-0365-000	06/01/2015	458.62	22.93	481.55

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
2016/3992	08-0365-000	06/01/2016	482.15	6.25	79.55	567.95

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
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
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

1,049.50
0.00
449.98
200.00
175.00

1,874.48

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
19. Total Amount to Redeem

6.25

Done this the 3rd day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 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.
08-0365-000 2015

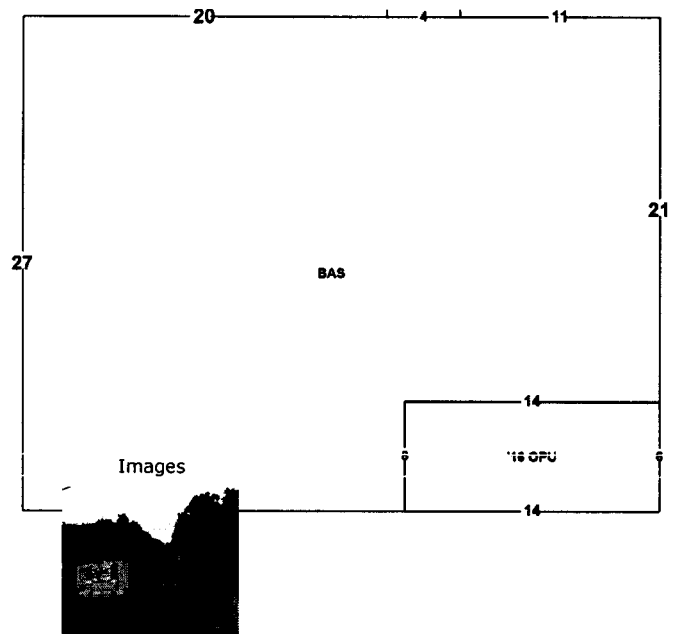
EXTERIOR WALL-CLAY TILE
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-CORRUGATED METAL
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-MASONRY
PIL/STL

Areas - 961 Total SF

BASE AREA - 861

OPEN PORCH FIN - 16

OPEN PORCH UNF - 84



11/10/16

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:05/11/2017 (tc.5101)



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: 502S305000190015
Account: 080365000
Owners: NGUYEN DIEP NGOC
Mail: 602 PELHAM RD
 PENSACOLA, FL 32507
Situs: 3760 BARRANCAS AVE 32507
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	\$21,375	\$3	\$21,378	\$21,378
2015	\$21,375	\$3	\$21,378	\$21,378
2014	\$21,375	\$3	\$21,378	\$21,378

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)
[★File for New Homestead Exemption Online](#)

Sales Data

MLS Listing #514988

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/17/2011	6721	1008	\$100	QC	View Instr
03/14/2011	6698	1830	\$100	QC	View Instr
10/04/2010	6642	893	\$5,000	QC	View Instr
12/2004	5550	541	\$45,000	WD	View Instr
05/2004	5419	1162	\$100	CT	View Instr
03/2000	4535	1406	\$100	QC	View Instr
02/2000	4522	65	\$20,000	TD	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

 E1/2 OF LT 19 ALL LT 20 BLK 15 AERO VISTA PB 1 P
 31/53 OR 6721 P 1008 SEC 50/51 T 2S R 30 CA 200

Extra Features

 BLOCK/BRICK BUILDING
 FRAME BUILDING
 METAL BUILDING

Parcel Information

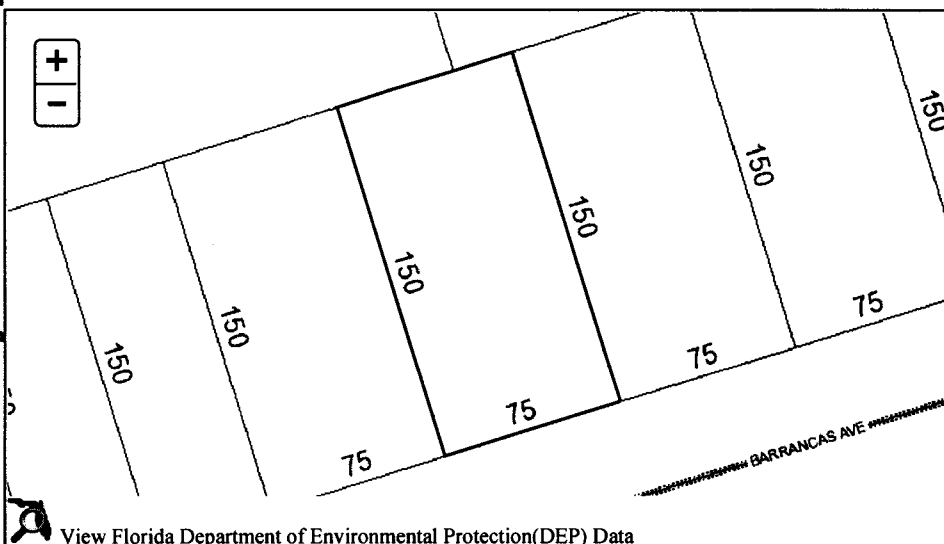
[Launch Interactive Map](#)

Section
Map Id:
 CA200

Approx. Acreage:
 0.2583

Zoned:
 Com

Evacuation & Flood Information
[Open Report](#)


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

Buildings

Address: 3760 BARRANCAS AVE, Year Built: 1943, Effective Year: 1965

Structural Elements
 DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-1



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

Tax Deed - Redemption Calculator

Account: 080365000 Certificate Number: 004375 of 2015

Redemption

Yes ☐

Application Date

04/24/2017

Interest Rate

18%

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 09/05/2017	Redemption Date 05/31/2017
Months	5	1
Tax Collector	\$1,874.48	\$1,874.48
Tax Collector Interest	\$140.59	\$28.12
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,021.32	\$1,908.85 TC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$33.75	\$6.75
Total Clerk	\$483.75	\$456.75 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,605.07	\$2,365.60
	Repayment Overpayment Refund Amount	\$239.47

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



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 # 2015 TD 004375

Redeemed Date 05/31/2017

Name DIEP NGOC NGUYEN 602 PELHAM RD PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$483.75
Due Tax Collector = TAXDEED	\$2,021.32
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

\$ 2045.60

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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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: 080365000 Certificate Number: 004375 of 2015**

Payor: DIEP NGOC NGUYEN 602 PELHAM RD PENSACOLA, FL 32507 Date 05/31/2017

Clerk's Check #	1	Clerk's Total	\$483.75
Tax Collector Check #	1	Tax Collector's Total	\$2,021.32
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,605.07 \$2045.60

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 and Comptroller, Escambia County

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

June 5, 2017

DIH TAX PARTNERS LLC
2912 PARK ARBOR COURT
FORT WORTH TX 76116

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 004375	\$450.00	\$6.75	\$456.75

TOTAL \$456.75

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Dated: 5/17/2011

[Signature]
Signature of Grantor

MINH THI NGUYEN
Name of Grantor

[Signature]
Signature of Witness #1

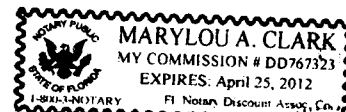
Khiya oanh NGUYEN
Printed Name of Witness #1

MARYLOU A. CLARK
Signature of Witness #2

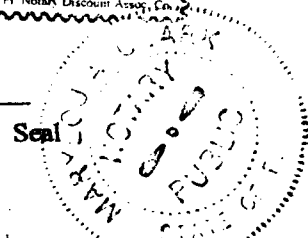
Maral J. Clark
Printed Name of Witness #2

State of Florida County of Escambia
On May 17, 2011, the Grantor, MINH THI NGUYEN
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.

Marylou A. Clark
Notary Signature



Notary Public, : State of Florida
In and for the County of Escambia State of Florida
My commission expires: April 25, 2012



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 <u>DIEP NGUYEN</u>
Address: _____	Address <u>602 PELHAM RD</u>
City/State/Zip: _____	City/State/Zip <u>PENSACOLA 32507</u>
Property Tax Parcel/Account Number: _____	

Quitclaim Deed

This Quitclaim Deed is made on 5/17/2011, between
MINH TH NGUYEN, Grantor, of 3760 BARRANCOES AVE
32507, City of PENSACOLA, State of FL,
and DIEP NGUYEN NGUYEN, Grantee, of 602 PELHAM RD
32507, City of PENSACOLA, State of FL.

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: 3760 BARRANCOES AVE
32507, City of PENSACOLA, State of FL:

The East 1/2 of Lot 19 and all of Lot 20, Block 15, AERO VISTA, according
to the Plat thereof as recorded in Plat Book 1, Page 53 of the Public
Records of Escambia County, Florida. *containing TO
3 of the*
Public Records of Escambia County Florida

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.

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: 9-5-2017

TAX ACCOUNT NO.: 08-0365-000

CERTIFICATE NO.: 2015-4375

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.

Diep Ngoc Nguyen
602 Pelham Rd.
Pensacola, FL 32507

Unknown Tenants
3760 Barrancas Ave.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 7th day of June, 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.: 13669

June 7, 2017

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

1. Taxes for the year 2014-2016 delinquent. The assessed value is \$21,378.00. Tax ID 08-0365-000.

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.: 13669

June 7, 2017

The East 1/2 of Lot 19 and all of Lot 20, Block 15, Aero Vista, as per plat thereof, recorded in Plat Book 1, Page 53, 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

17-403

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13669

June 7, 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 06-07-1997, through 06-07-2017, and said search reveals the following:

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

Diep Ngoc Nguyen

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: 

June 7, 2017