



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513  
Rule 12D-16.002 F.A.C  
Effective 07/19  
Page 1 of 2

0324-25

**Part 1: Tax Deed Application Information**

Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Jul 26, 2023
Property description	LE NGHI LE LYNN 2138 YARDLEY DR PENSACOLA, FL 32526 2138 YARDLEY DR 04-1925-125 LT 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288	Certificate #	2021 / 1515
		Date certificate issued	06/01/2021

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2021/1515	06/01/2021	2,081.90	104.10	2,186.00
<b>→ Part 2: Total*</b>				<b>2,186.00</b>

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
<b>Part 3: Total*</b>					<b>0.00</b>

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,186.00
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. <b>Total Paid (Lines 1-6)</b>	<b>2,561.00</b>

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: *Jennifer N. Cassidy* Escambia, Florida  
 Signature, Tax Collector or Designee Date August 11th, 2023

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

+ \$6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/06/2024</u> Signature, Clerk of Court or Designee	

**INSTRUCTIONS**

**Tax Collector (complete Parts 1-4)**

**Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application**

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

**Part 3: Other Certificates Redeemed by Applicant (Other than County)**

**Total.** Add the amounts in Columns 3, 4 and 5

**Part 4: Tax Collector Certified Amounts (Lines 1-7)**

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, Interest accrued by tax collector.** Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

**Clerk of Court (complete Part 5)**

**Line 13: Interest** is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

**Line 14:** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

**APPLICATION FOR TAX DEED**  
Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300564

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139,

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
04-1925-125	2021/1515	06-01-2021	LT 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288

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, property information 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  
TLGFY, LLC  
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF  
TLGFY, LLC  
PO BOX 669139  
DALLAS, TX 75266-9139

07-26-2023  
Application Date

\_\_\_\_\_  
Applicant's signature

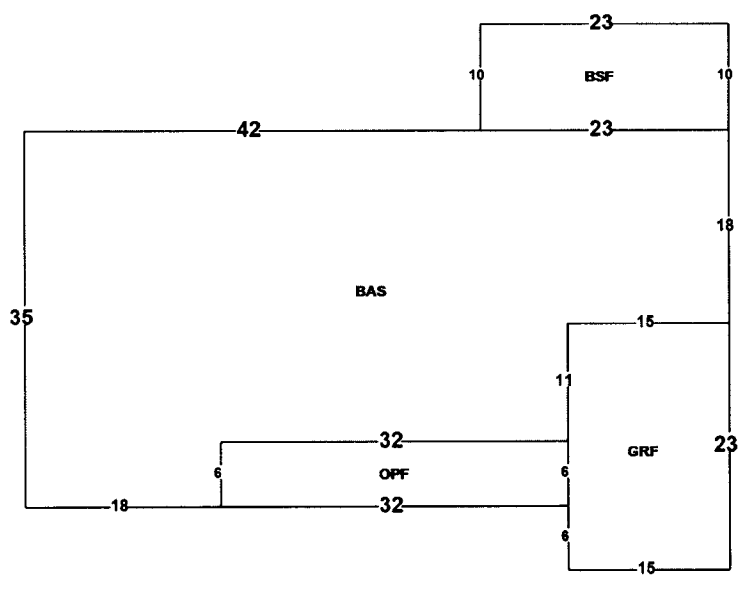


**Structural Elements**

**DECOR/MILLWORK-ABOVE AVERAGE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-BRICK-FACE/VENEER**  
**FLOOR COVER-CARPET**  
**FOUNDATION-SLAB ON GRADE**  
**HEAT/AIR-CENTRAL H/AC**  
**INTERIOR WALL-DRYWALL-PLASTER**  
**NO. PLUMBING FIXTURES-6**  
**NO. STORIES-1**  
**ROOF COVER-COMPOSITION SHG**  
**ROOF FRAMING-HIP**  
**STORY HEIGHT-0**  
**STRUCTURAL FRAME-WOOD FRAME**

**Areas - 2595 Total SF**

**BASE AREA - 1828**  
**BASE SEMI FIN - 230**  
**GARAGE FIN - 345**  
**OPEN PORCH FIN - 192**



images



11/28/2018 12:00:00 AM

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:08/16/2023 (L:7222)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of **Tax Certificate No. 01515**, issued the **1st** day of **June, A.D., 2021** 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 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041925125 (0324-25)**

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

**NGHI LE and LYNN LE**

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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 18th day of August 2023.

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.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1925-125 CERTIFICATE #: 2021-1515

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: December 04, 2003 to and including December 04, 2023 Abstractor: Ben Murzin

BY

Michael A. Campbell,  
As President  
Dated: December 20, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 20, 2023

Tax Account #: **04-1925-125**

1. The Grantee(s) of the last deed(s) of record is/are: **NGHI LE AND LYNN LE**  
**By Virtue of Warranty Deed recorded 10/19/2020 in OR 8386/1114**
  
2. The land covered by this Report is: **See Attached Exhibit "A"**
  
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Notice of Commencement in favor of Eric Shaffer Contracting LLC d/b/a Shaffer Constr. Recorded 08/08/2023 – OR 9020/1726**
  
4. Taxes:  
  
**Taxes for the year(s) 2020-2021 are delinquent.**  
**Tax Account #: 04-1925-125**  
**Assessed Value: \$174,295.00**  
**Exemptions: NONE**
  
5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.



**PERDIDO TITLE & ABSTRACT, INC.**  
**PROPERTY INFORMATION REPORT**  
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

**CERTIFICATION: TITLE SEARCH FOR TDA**

**TAX DEED SALE DATE:** \_\_\_\_\_ **MAR 6, 2024**  
**TAX ACCOUNT #:** \_\_\_\_\_ **04-1925-125**  
**CERTIFICATE #:** \_\_\_\_\_ **2021-1515**

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2022</u> tax year.

**NGHI LE AND LYNN LE**  
**2138 YARDLEY DR**  
**PENSACOLA, FL 32526**

**ERIC SHAFFER CONTRACTING LLC DBA**  
**SHAFFER CONSTR**  
**4641 E SPENCERFIELD RD**  
**PACE, FL 32571**

Certified and delivered to Escambia County Tax Collector, this 20<sup>th</sup> day of December, 2023.

**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As It's President

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

**PROPERTY INFORMATION REPORT**

**December 20, 2023**

**Tax Account #:04-1925-125**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-1925-125(0324-25)**

This instrument prepared by:

Name: **S. Parsons an employee of  
Reliable Land Title Corporation**  
Address: **7552 Navarre Parkway, Suite 2  
Navarre, FL 32566**

Return to: **Reliable Land Title Corporation  
FILE NO. 20-09-104-NS**  
Address: **7552 Navarre Parkway, Suite 2  
Navarre, FL 32566**

Property Appraisers Parcel Identification Number(s):  
4415302005002003

**THIS WARRANTY DEED** Made the **13th day of October, 2020** by **Clifford W. Blackmon, Sr. and Joyce E. Blackmon, husband and wife** whose post office address is **3219 Cromwall Court, Cantonment, FL 32533**, hereinafter called the grantor, to **Nghi Le and Lynn Le, husband and wife** whose post office address is **2138 Yardley Drive, Pensacola, FL 32526** hereinafter called the grantee:

(Wherever 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)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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, State of Florida, viz:

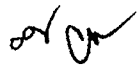
**Lot 2, Block C, SOMERSET, according to the plat thereof, recorded in Plat Book 9, Page 39, of the Public Records of Escambia County, Florida.**

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

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

**And** the grantor hereby covenants with the 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, and hereby 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<sup>ST</sup>, 2019. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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



Signed, sealed and delivered in the presence of:

Signature *[Handwritten Signature]*  
Printed Signature Monique Garcia

Signature *[Handwritten Signature]*  
Printed Signature SCOTT PARSONS

*[Handwritten Signature]*  
Clifford W. Blackmon, SR.

*[Handwritten Signature]*  
Joyce E. Blackmon

STATE OF FLORIDA  
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me, by means of physical presence, this 13th day of October, 2020 by Clifford W. Blackmon, SR. and Joyce E. Blackmon, husband and wife, who is personally known to me or who produced FL. D.L. as identification and who did/did not take an oath.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

[seal]



THIS INSTRUMENT PREPARED BY:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA *Texas*  
COUNTY OF ESCAMBIA *Williamson*

**NOTICE OF COMMENCEMENT**

Permit Number \_\_\_\_\_ Parcel ID Number (PID) 4413302065002003

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

- DESCRIPTION OF PROPERTY:** (legal description of the property, and street address if available. Attach a separate if necessary)  
LT 2 BLK C SOMMERSET PB 9 P 39 OR 8386 P 1114
- GENERAL DESCRIPTION OF IMPROVEMENT:** Asphalt Shingle Roof Replacement
- OWNER INFORMATION:**  
Name and address: LE NGHI, LE LYNN 2138 Yvette Dr Pensacola, FL 32506  
Interest in property: owner  
Name and address of fee simple titleholder (if other than Owner): \_\_\_\_\_
- CONTRACTOR:** (name, address and phone number): Eric Shaffer Contracting LLC (DBA) Shaffer Constr  
464 E Spangfield Rd Pace, FL 32571 (850) 559 2329
- SURETY:**  
Name, address and phone number: \_\_\_\_\_  
Amount of bond \$ \_\_\_\_\_
- LENDER:** (name, address and phone number) \_\_\_\_\_
- Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by § 713.13(1)(a)7, Florida Statutes: (name, address and phone number) \_\_\_\_\_
- In addition to him/herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_ receive a copy of the Lienor's Notice as provided in § 713.13(1)(b), Florida Statutes.
- Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified) \_\_\_\_\_

**WARNING TO OWNER:** ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13 FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

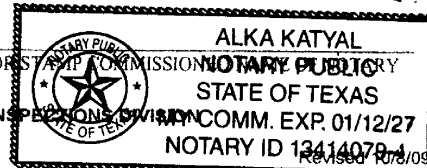
STATE OF FLORIDA *Texas* COUNTY OF ESCAMBIA  
OWNER'S SIGNATURE [Signature] OWNER'S PRINTED NAME NGHI LE

The foregoing instrument was acknowledged before me this 2nd day of August, 2023 by Nghi Tsong Le Who is personally known to me OR who has produced identification Texas Driver's License VERIFICATION PURSUANT TO § 92.525 FLORIDA STATUTES.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AND THAT THE FACTS STATED IN IF IT ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE OF OWNER OR OWNER'S AUTHORIZED OFFICER/DIRECTOR/PARTNER/MANAGER  
[Signature]  
OWNER  
SIGNATORY'S TITLE/OFFICE

NOTARY PUBLIC - STATE OF FLORIDA *Texas*  
Alka Katyal



ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

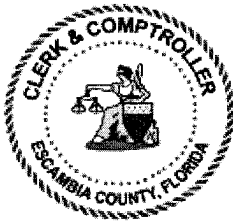
CERTIFICATE # 01515 of 2021

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on January 18, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

NGHI LE                      LYNN LE  
2138 YARDLEY DR        2138 YARDLEY DR  
PENSACOLA, FL 32526    PENSACOLA, FL 32526

ERIC SHAFFER CONTRACTING LLC DBA SHAFFER CONSTR  
4641 E SPENCERFIELD RD  
PACE, FL 32571

WITNESS my official seal this 18th day of January 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

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 **March 6, 2024**, 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 **TLGFY LLC** holder of **Tax Certificate No. 01515**, issued the **1st** day of **June, A.D., 2021** 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 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041925125 (0324-25)**

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

**NGHI LE and LYNN LE**

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** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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.



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

By:  
Emily Hogg  
Deputy Clerk

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### Post Property:

2138 YARDLEY DR 32526



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk



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### Personal Services:

NGHI LE  
2138 YARDLEY DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

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NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 01515, issued the 1st day of June, A.D., 2021 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 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041925125 (0324-25)

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

NGHI LE and LYNN LE

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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 12th day of January 2024.


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:

LYNN LE  
2138 YARDLEY DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

**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: 041925125 Certificate Number: 001515 of 2021**

**Payor: NGHI LE 2802 CASSELL WOOD DR CEDAR PARK TX 78613 Date 1/26/2024**

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$2,874.57
		Postage	\$22.20
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$3,424.49</del>

*Reduced*  
 PAM CHILDERS *\$ 3,333.98*  
 Clerk of the Circuit Court

Received By: *[Signature]*  
 Deputy Clerk

*W/ 3.5% TRANSACTION  
 FEE \$ 3,450.07*

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2024006288 1/26/2024 12:08 PM  
OFF REC BK: 9096 PG: 527 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9028, Page 635, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01515, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: **041925125 (0324-25)**

DESCRIPTION OF PROPERTY:

**LT 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: NGHI LE and LYNN LE

Dated this 26th day of January 2024.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

# Escambia County Receipt of Transaction

## Receipt # 2024005974

Cashiered by: mkj

Pam Childers  
Clerk of Court  
Escambia County, Florida

**Received From**

NGHI LE  
2802 CASSELL WOOD DR  
CEDAR PARK, TX 78613

**On Behalf Of:**

On: 1/26/24 11:57 am  
Transaction # 101862146

**CaseNumber 2021 TD 001515**

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	497.04	0.00	0.00	497.04	497.04	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	2797.74	0.00	0.00	2797.74	2797.74	0.00
(TD2) POSTAGE TAX DEEDS	22.20	0.00	0.00	22.20	22.20	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
<b>Total:</b>	<b>3789.98</b>	<b>456.00</b>	<b>0.00</b>	<b>3333.98</b>	<b>3333.98</b>	<b>0.00</b>
<b>Grand Total:</b>	<b>3789.98</b>	<b>456.00</b>	<b>0.00</b>	<b>3333.98</b>	<b>3333.98</b>	<b>0.00</b>

**PAYMENTS**

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:026475	3333.98	0.00	0.00	0.00	3333.98
<b>Payments Total:</b>						
			<b>3333.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
						<b>3333.98</b>

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

Redeemed

**NON-ENFORCEABLE RETURN OF SERVICE**

0324-25

**Document Number:** ECSO24CIV002628NON

**Agency Number:** 24-003066

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01515 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE NGHI LE AND LYNN LE

**Defendant:**

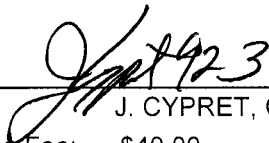
**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 1/19/2024 at 8:53 AM and served same at 8:10 AM on 1/23/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: MRM

**WARNING**

**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 March 6, 2024, 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 **TLGFY LLC** holder of **Tax Certificate No. 01515**, issued the **1st** day of **June, A.D., 2021** 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 2 BLK C SOMERSET PB 9 P 39 OR 2426 P 288**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041925125 (0324-25)**

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

**NGHI LE and LYNN LE**

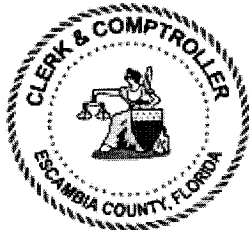
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of March, which is the **6th** day of **March 2024**.

Dated this 12th day of January 2024.

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.

**Post Property:**

**2138 YARDLEY DR 32526**



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

By:  
Emily Hogg  
Deputy Clerk

RECORDED  
INDEXED  
MAR 15 2024  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

*Redeemed*

**NON-ENFORCEABLE RETURN OF SERVICE**

0324-25

Document Number: ECSO24CIV002626NON

Agency Number: 24-003065

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01515 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE NGHIE LE AND LYNN LE

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/19/2024 at 8:53 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for NGHIE LE, Writ was returned to court UNEXECUTED on 2/13/2024 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AFTER NUMEROUS ATTEMPTS AT GIVEN ADDRESS PRIOR TO SERVE BY DATE; LEFT CARDS, NO RESPONSE FROM CARDS LEFT. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*J. Cypret*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE



003065

**WARNING**

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Dated this 12th day of January 2024.

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:**

**NGHI LE  
2138 YARDLEY DR  
PENSACOLA, FL 32526**

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



By:  
Emily Hogg  
Deputy Clerk

2024 JAN 19 AM 8:53  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

RECEIVED

## WARNING

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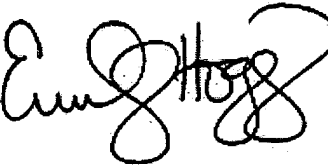
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### Personal Services:

**NGHI LE**  
2138 YARDLEY DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:   
Emily Hogg  
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

*Redeemed*

**NON-ENFORCEABLE RETURN OF SERVICE**

0324-25

Document Number: ECSO24CIV002625NON

Agency Number: 24-003064

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 01515 2021

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

Plaintiff: RE NGHI LE AND LYNN LE

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 1/19/2024 at 8:53 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for LYNN LE , Writ was returned to court UNEXECUTED on 2/13/2024 for the following reason:

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CHIP W SIMMONS, SHERIFF  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_

*J. Cypret 923*

J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

003064

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**Personal Services:**

LYNN LE  
2138 YARDLEY DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

2024 JAN 19 AM 8:53  
ESCAMBIA COUNTY, FL  
SHERIFF'S OFFICE  
CIVIL UNIT

RECEIVED

## WARNING

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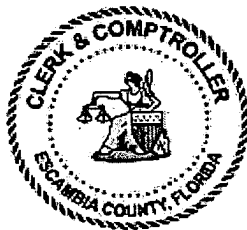
Dated this 12th day of January 2024.

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### Personal Services:

LYNN LE  
2138 YARDLEY DR  
PENSACOLA, FL 32526

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

NGHI LE [0324-25]  
2138 YARDLEY DR  
PENSACOLA, FL 32526

9171 9690 0935 0128 0727 57

LYNN LE [0324-25]  
2138 YARDLEY DR  
PENSACOLA, FL 32526

9171 9690 0935 0128 0727 64

ERIC SHAFFER CONTRACTING LLC  
DBA SHAFFER CONSTR [0324-25]  
4641 E SPENCERFIELD RD  
PACE, FL 32571

9171 9690 0935 0128 0727 71

*Redeemed*

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

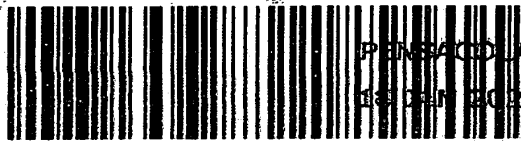
PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

FEB 12 P 12:53

NGR FILE [0324-25]  
2138 YARDLEY DR  
PENSACOLA, FL 32526

CAMBRIDGE COUNTY, FL

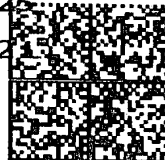
**CERTIFIED MAIL™**



PENSACOLA FL 325

18 FEB 2024 PM 2:15

9171 9690 0935 0128 0727 57



quadiant

FIRST-CLASS MAIL

IMI

**\$007.18<sup>0</sup>**

01/18/2024 ZIP 32502  
043M31219251

US POSTAGE

LN  
1/19/24

NIXIE

322 DE 1

0002/08/24

RETURN TO SENDER

UNCLAIMED

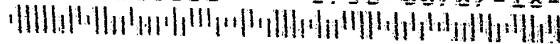
UNABLE TO FORWARD

UNC

32502 5833  
09520-1043

BC: 32502583335

\*2738-00787-18-36



**CERTIFIED MAIL™**

**Pam Childers**  
Clerk of the Circuit Court & Comptroller  
Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502



PENSACOLA FL 325

18 JAN 2024 PM 2:18

9171 9690 0935 0128 0727 64



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$007.18<sup>0</sup>**  
01/18/2024 ZIP 32502  
043M31219251

US POSTAGE

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2024 FEB 12 P 12:54

ESCAMBIA COUNTY, FL

LYNN LE [0324-25]  
2138 YARDLEY DR  
PENSACOLA, FL 32526

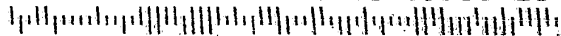
LN  
1/19/24

NIXIE 322 DE 1 0002/08/24

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RC: 32502583335 \*2738-05500-18-37

UNC  
3250258333  
01111444







# Escambia Sun Press

PUBLISHED WEEKLY SINCE 1948  
(Warrington) Pensacola, Escambia County, Florida

## STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of TAX DEED SALE

DATE – 03-06-2024 – TAX CERTIFICATE #'S 01515

in the CIRCUIT Court

was published in said newspaper in the issues of

FEBRUARY 1, 8, 15, 22, 2024

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia and Santa Rosa Counties, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.02.22 12:00:48 -06'00'

PUBLISHER

Sworn to and subscribed before me this 22ND day of FEBRUARY  
A.D., 2024

Digitally signed by Heather Tuttle  
DN: c=US, o=The Escambia Sun Press LLC,  
dnQualifier=A01410C000001890CD5793600064AAE, cn=Heather Tuttle  
Date: 2024.02.22 12:29:01 -06'00'

HEATHER TUTTLE  
NOTARY PUBLIC



HEATHER TUTTLE  
Notary Public, State of Florida  
My Comm. Expires June 24, 2024  
Commission No. HH4627

### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLGFY LLC holder of Tax Certificate No. 01515, issued the 1st day of June, A.D., 2021 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 2 BLK C SOMERSET PB 9 P 39 OR  
2426 P 288 SECTION 44, TOWNSHIP 1  
S, RANGE 30 W

TAX ACCOUNT NUMBER 041925125  
(0324-25)

The assessment of the said property under the said certificate issued was in the name of NGHIL E and LYNN LE

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 Wednesday in the month of March, which is the 6th day of March 2024.

Dated this 18th day of January 2024.

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.

PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA  
(SEAL)  
By: Emily Hogg  
Deputy Clerk

oaw-4w-02-01-08-15-22-2024