

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300303

To: Tax Collector of ESCAMBA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239,

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
10-1357-030	2021/4455	06-01-2021	LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804

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  
ATCF II FLORIDA-A, LLC  
PO BOX 69239  
BALTIMORE, MD 21264-9239

04-26-2023  
Application Date

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

<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>02/07/2024</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.



# 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

0224-27

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 26, 2023
Property description	WELLS BRENDA J EST OF 5841 SCOTLAND RD PENSACOLA, FL 32526 5841 SCOTLAND RD 10-1357-030 LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804	Certificate #	2021 / 4455
		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)
# 2021/4455	06/01/2021	635.76	31.79	667.55
→Part 2: Total*				667.55

## 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)
# 2022/4810	06/01/2022	1,577.86	6.25	78.89	1,663.00
Part 3: Total*					1,663.00

## 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)	2,330.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,602.58
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. Total Paid (Lines 1-6)	4,308.13

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 <u><i>Jennifer M. Cassidy</i></u> Signature, Tax Collector or Designee	<u>Escambia</u> , Florida Date <u>May 31st, 2023</u>
---	---

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

+ \$6.25



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

Printer Friendly Version

<b>General Information</b> <b>Parcel ID:</b> 362S311500004001 <b>Account:</b> 101357030 <b>Owners:</b> STACEY KAREN ANTOINETTE 25% INT WELLS TERRIE ANN 25% INT WELLS JASON EDWARD 25% INT GAINEY HENRY RAY 12.5% INT... <b>Mail:</b> 3110 DONLEY ST PENSACOLA, FL 32526 <b>Situs:</b> 5841 SCOTLAND RD 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2022</td> <td>\$14,500</td> <td>\$99,480</td> <td>\$113,980</td> <td>\$102,108</td> </tr> <tr> <td>2021</td> <td>\$14,500</td> <td>\$78,326</td> <td>\$92,826</td> <td>\$92,826</td> </tr> <tr> <td>2020</td> <td>\$14,500</td> <td>\$69,587</td> <td>\$84,087</td> <td>\$65,699</td> </tr> </tbody> </table> <p><b>Disclaimer</b></p> <p><b>Tax Estimator</b></p> <p><b>File for New Homestead Exemption Online</b></p>					Year	Land	Imprv	Total	Cap Val	2022	\$14,500	\$99,480	\$113,980	\$102,108	2021	\$14,500	\$78,326	\$92,826	\$92,826	2020	\$14,500	\$69,587	\$84,087	\$65,699																												
Year	Land	Imprv	Total	Cap Val																																																					
2022	\$14,500	\$99,480	\$113,980	\$102,108																																																					
2021	\$14,500	\$78,326	\$92,826	\$92,826																																																					
2020	\$14,500	\$69,587	\$84,087	\$65,699																																																					
<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>03/02/2023</td> <td>8939</td> <td>308</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/12/2023</td> <td>8919</td> <td>422</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>01/12/2023</td> <td>8919</td> <td>237</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>06/1987</td> <td>2433</td> <td>804</td> <td>\$51,150</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1979</td> <td>1393</td> <td>301</td> <td>\$30,800</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1975</td> <td>953</td> <td>829</td> <td>\$30,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1975</td> <td>963</td> <td>359</td> <td>\$29,750</td> <td>SC</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers          Escambia County Clerk of the Circuit Court and          Comptroller</p>					Sale Date	Book	Page	Value	Type	Official Records (New Window)	03/02/2023	8939	308	\$100	CJ		01/12/2023	8919	422	\$100	CJ		01/12/2023	8919	237	\$100	CJ		06/1987	2433	804	\$51,150	WD		12/1979	1393	301	\$30,800	WD		11/1975	953	829	\$30,000	WD		01/1975	963	359	\$29,750	SC		<b>2022 Certified Roll Exemptions</b> None  <b>Legal Description</b> LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 8919 P 237 OR 8919 P 422 OR 8939 P 308  <b>Extra Features</b> None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																				
03/02/2023	8939	308	\$100	CJ																																																					
01/12/2023	8919	422	\$100	CJ																																																					
01/12/2023	8919	237	\$100	CJ																																																					
06/1987	2433	804	\$51,150	WD																																																					
12/1979	1393	301	\$30,800	WD																																																					
11/1975	953	829	\$30,000	WD																																																					
01/1975	963	359	\$29,750	SC																																																					
<b>Parcel Information</b>					<b>Launch Interactive Map</b>																																																				

Section  
Map Id:  
36-2S-31-2

Approx.  
Acreage:  
0.2201

Zoned: P  
MDR  
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

#### Buildings

Address: 5841 SCOTLAND RD, Year Built: 1974, Effective Year: 1974, PA Building ID#: 111681

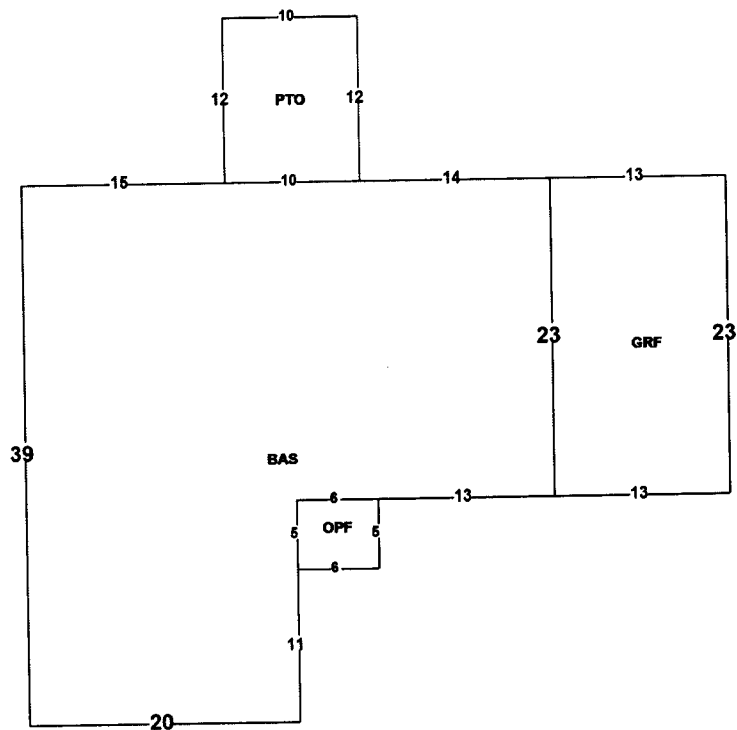
##### Structural Elements

DECOR/MILLWORK-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-BLT UP ON WOOD  
ROOF FRAMING-FLAT/SHED  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME



Areas - 1666 Total SF

BASE AREA - 1217  
GARAGE FIN - 299  
OPEN PORCH FIN - 30  
PATIO - 120



#### Images



6/17/2021 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: 06/01/2023 (tc.12435)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04455, 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 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804**

**SECTION 36, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 101357030 (0224-27)**

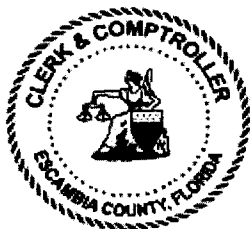
The assessment of the said property under the said certificate issued was in the name of

**BRENDA J WELLS EST OF**

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 February, which is the **7th** day of February 2024.

Dated this 2nd day of June 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

Source: Escambia County Property Appraiser

**Tax Estimator** - For Planning Purposes Only

Your use of this estimator and its data constitutes your agreement that you understand its intent, and that you will hold harmless the office of the Property Appraiser and its employees from any and all mistakes, misuse and misunderstandings.

Many factors affect the actual tax bill including, but not limited to, Non-Ad Valorem Assessments such as Fire Protection, Street Lighting, Street Paving, Storm Water Assessments, etc.

**Property Attributes**

**Parcel ID:** 362S311500004001

**Site Address:** 5841 SCOTLAND RD

**Taxing Authority:** Escambia County

**Millage Rate:** 13.3971

**Market Value \$:** 113,980

(Market Value may be altered to test estimates)

**Exemptions** (Check all that apply)

- ☒ Homestead
- ☐ \$5000 Widow/Widower
- ☐ \$5000 Non-Service Connected Totally and Permanently Disabled
- ☐ \$5000 Blind Persons
- ☐ \$5000 Disabled Ex-Service Member or Surviving Spouse

**Portability**

Have you received a homestead exemption in the State of Florida in the last 3 year's? ☒ No ☐ Yes

**Unofficial Estimate**

**The estimated Ad Valorem Property Taxes are: \$989**

This estimate is based on the latest Certified Millage Rate available.

6/14/2023 2:30:13 PM

[Full Version](#)

## Karen Way

---

**From:** Emily Hogg (COC) <EHOGG@escambiaclerk.com>  
**Sent:** Wednesday, June 14, 2023 2:13 PM  
**To:** Karen Way  
**Subject:** Acct #101357030 WELLS

June 2023 payoff is \$4,610.30.

Covers 2020, 2021 and 2022 taxes.

Acceptable forms of payment:

- \*Cash
- \*Cashier's Check payable to Escambia Clerk of Court, Attn Tax Deeds, 221 Palafox Place, Ste 110, Pensacola, FL 32502
- \*Credit Card (w/ additional 3.5% transaction fee)
- \*Wire: Account holder: Esc County Clerk of the Circuit Court - Bank of America, 400 W Garden St, Pensacola FL 32502, Acct # 898033991356 Routing # 026009593  
(reference property tax account number with wire)



### Emily Hogg

Tax Deed Specialist, Tax Deed/Official Records  
850-595-3793  
[ehogg@EscambiaClerk.com](mailto:ehogg@EscambiaClerk.com)

### Office of Pam Childers

**Escambia County Clerk of the Circuit Court  
& Comptroller**

221 S. Palafox Street Suite 110, Pensacola, FL 32502

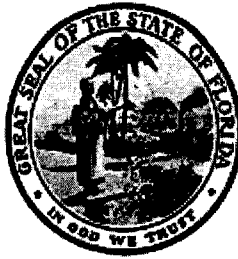
[https://link.edgepilot.com/s/378bcf28/Cbw-](https://link.edgepilot.com/s/378bcf28/Cbw-Q17k2EC_0daVCdy8kA?u=http://www.escambiaclerk.com/)

[Q17k2EC\\_0daVCdy8kA?u=http://www.escambiaclerk.com/](http://www.escambiaclerk.com/)

*Under Florida law, written communication to or from the Escambia County Clerk's Office  
may be subject to public records disclosure.*



**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: 101357030 Certificate Number: 004455 of 2021**

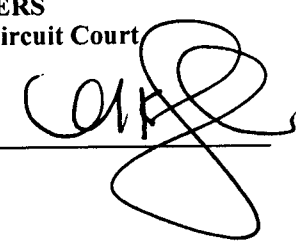
**Payor: CLEAR TITLE 2107 W NINE MILE RD STE 3 PENSACOLA FL 32534 Date 6/20/2023**

Clerk's Check # 156892  
Tax Collector Check # 1

Clerk's Total \$754.40  
Tax Collector's Total \$4,960.60  
Postage \$60.00  
Researcher Copies \$0.00  
Recording \$10.00  
Prep Fee \$7.00  
Total Received ~~\$5,792.00~~

*Reduced \$4610.30*

**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  
ESCAMBIA COUNTY FLORIDA  
INST# 2023049099 6/20/2023 10:42 AM  
OFF REC BK: 8995 PG: 1757 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 8990, Page 984, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04455, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 101357030 (0224-27)

DESCRIPTION OF PROPERTY:

LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804

SECTION 36, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: BRENDA J WELLS EST OF

Dated this 20th day of June 2023.



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 #: 10-1357-030 CERTIFICATE #: 2021-4455

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: November 22, 2003 to and including November 22, 2023 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 27, 2023

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

November 27, 2023

Tax Account #: **10-1357-030**

1. The Grantee(s) of the last deed(s) of record is/are: **THU HONG THI NGUYEN**

**By Virtue of Warranty Deed recorded 6/15/2023 in OR 8995/123**

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. **Code Enforcement Order in favor of Escambia County recorded 07/03/2019 – OR 8122/1785**
- b. **Federal Tax Lien in favor of Department of Treasury – Internal Revenue Service recorded 05/14/2019 – OR 8094/1124**
- c. **Judgment in favor of Cavalry SPV I, LLC recorded 04/19/2018 – OR 7886/1589**

4. Taxes:

**Taxes for the year(s) NONE are delinquent.**

**Tax Account #: 10-1357-030**

**Assessed Value: \$112,318.00**

**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:** FEB 7, 2024

**TAX ACCOUNT #:** 10-1357-030

**CERTIFICATE #:** 2021-4455

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.

**ESTATE OF BRENDA J WELLS**  
**THU HONG THI NGUYEN**  
**5841 SCOTLAND RD**  
**PENSACOLA, FL 32526**

**THU HONG THI NGUYEN**  
**5156 SAN MIGUEL ST**  
**MILTON, FL 32583**

**ESCAMBIA COUNTY**  
**CODE ENFORCEMENT**  
**3363 W PARK PL**  
**PENSACOLA, FL 32505**

**DEPARTMENT OF TREASURY**  
**INTERNAL REVENUE SERVICE**  
**400 W BAY ST STE 35045**  
**JACKSONVILLE FL 32202 – 4437**

**CAVALRY SPV I, LLC**  
**500 SUMMIT LAKE DR STE 400**  
**VALHALLA, NY 10595**

**Certified and delivered to Escambia County Tax Collector, this 27<sup>th</sup> day of November, 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**

**November 27, 2023**

**Tax Account #:10-1357-030**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 4 BLK A YORKSHIRE ESTATES PB 8 P 34 OR 2433 P 804**

**SECTION 36, TOWNSHIP 2 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 10-1357-030 (0224-27)**

Prepared By & Return to:  
Karen Way, as an employee of  
Clear Title of Northwest Florida, LLC  
2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534  
File Number: PEN-23-24506  
Parcel ID #: 36-2S-31-1500-004-001

**WARRANTY DEED**

This WARRANTY DEED, dated this 15th day of June, 2023, by **Karen Antoinette Stacey aka Karen Wells, an unremarried widow, Terrie Ann Wells, unmarried, Jason Edward Wells, married, Henry Ray Gainey, an unremarried widower, Mary Runion, married and Amy Miller, married,** whose post office address is 5700 Flaxman Street #1, Pensacola, Florida 32506, hereinafter called the Grantor, to **Thu Hong Thi Nguyen**, whose post office address is 5156 San Miguel Street, Milton, Florida 32583, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

**Lot 4, Block A, YORKSHIRE ESTATES Subdivision, according to the map or plat thereof recorded in Plat Book 8, Page 34, of the Public Records of Escambia County, Florida.**

*The herein described property is not the homestead of the Grantors and neither the Grantors nor the Grantors' spouses, nor anyone for whom the Grantors are responsible, reside on or adjacent to said property.*

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: Laura Harmon  
Print Name: Laura Harmon

Signature: Karen E Way  
Print Name: Karen E Way

Karen Antoinette Stacey  
Karen Antoinette Stacey aka Karen Wells  
Terrie Ann Wells  
Terrie Ann Wells  
Jason Edward Wells  
Jason Edward Wells  
Henry Ray Gainey  
Henry Ray Gainey  
Mary Runion  
Mary Runion  
Amy Miller  
Amy Miller

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_  
online notarization, this 15th day of June, 2023, by: Karen Antoinette Stacey aka Karen Wells, Terrie Ann  
Wells, Jason Edward Wells, Henry Ray Gainey, Mary Runion and Amy Miller.

Signature: \_\_\_\_\_

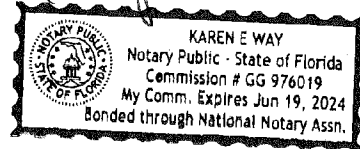
Notary Public

\_\_\_\_ Personally Known

OR

☒ Produced Identification

Type of Identification Produced FLORIDA DLS





**RESIDENTIAL SALES  
ABUTTING ROADWAY  
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

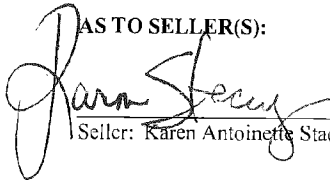
Name of Roadway: Scotland

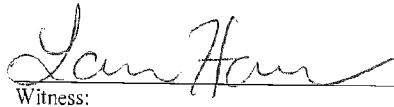
Legal Address of Property: 5841 Scotland Road, Pensacola, Florida 32526

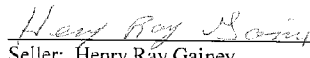
The County ( ☒ ) has accepted ( ☐ ) has not accepted the abutting roadway for maintenance.

This form completed by: Clear Title of Northwest Florida, LLC  
2107 W. Nine Mile Rd, Suite 3, Pensacola, FL, 32534

**AS TO SELLER(S):**

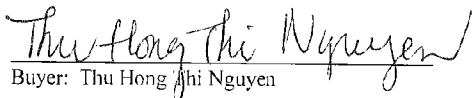
  
Seller: Karen Antoinette Stacey aka Karen Wells

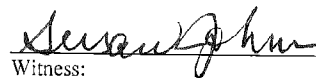
  
Witness:

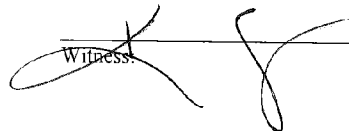
  
Seller: Henry Ray Gainey

  
Witness:

**AS TO BUYER(S):**

  
Buyer: Thu Hong Thi Nguyen

  
Witness:

  
Witness:

*This form approved by the Escambia County Board of County Commissioners Effective 4/15/95*

Recorded in Public Records 7/3/2019 9:01 AM OR Book 8122 Page 1692,  
Instrument #2019057678, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

THE OFFICE OF ENVIRONMENTAL ENFORCEMENT  
SPECIAL MAGISTRATE  
IN AND FOR THE  
COUNTY OF ESCAMBIA, STATE OF FLORIDA

PETITIONER  
ESCAMBIA COUNTY FLORIDA,

CASE NO: CE18084029N  
LOCATION: 5612 TURKEY RD  
PR#: 362S311008008011

VS.

WELLS, JASON & WELLS  
CHARLES  
5612 TURKEY RD  
PENSACOLA, FL 32526

RESPONDENT

ORDER

This CAUSE having come before the Office of Environmental Enforcement  
Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged  
violation of the ordinances of the County of Escambia, State of Florida, and the Special  
Magistrate having considered the evidence before him in the form of testimony by the  
Enforcement Officer and the Respondent or representative, thereof, SASAD WELLS,  
as well as evidence submitted and after consideration of the appropriate sections of  
the Escambia County Code of Ordinances, the Special Magistrate finds that a violation  
of the following Code of Ordinance(s) has occurred and continues.

☒ 42-196 (a) Nuisance Conditions

☒ 42-196 (b) Trash and Debris

☒ 42-196 (c) Inoperable Vehicle(s); Described

white mustang - VIN # 1FALP12A1F180712

☒ 42-196 (d) Overgrowth

☒ 30-203 Unsafe Building; Described as ☒ Main Structure ☒ Accessory Building(s)

☐ (a) ☐ (b) ☐ (c) ☐ (d) ☐ (e) ☐ (f) ☐ (g) ☐ (h) ☐ (i) ☐ (j) ☐ (k) ☐ (l) ☐ (m) ☐ (n) ☒ (o) ☒ (p)  
☐ (q) ☐ (r) ☐ (s) ☒ (t) ☒ (u) ☐ (v) ☐ (w) ☐ (x) ☐ (y) ☐ (z) ☐ (aa) ☐ (bb) ☒ (cc) ☐ (dd)

☐ 94-51 Obstruction of County Right-of-Way (ROW)

☐ 82-171 Mandatory Residential Waste Collection

☐ 82-15 Illegal Burning

☐ 82-5 Littering Prohibited

☐ LDC Chapter 3 Commercial in residential and non-permitted use

☐ LDC Chapter 2 Article 3 Land Disturbance without permits

☐ LDC Chapter 5 Article 8 Prohibited Signs, Un-permitted Sign Row

☒ LDC Sec 4-7.9 Outdoor Storage \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

☐ Other \_\_\_\_\_

THEREFORE, The Special Magistrate being otherwise fully advised in the premises; it is hereby **ORDERED** that the **RESPONDENT** shall have until 9/23, 2019 to correct the violation and to bring the violation into compliance.

Corrective action shall include:

☐

- ☒ Complete removal of all contributing nuisance conditions; trash, rubbish, overgrowth and legally dispose of. Maintain clean conditions to avoid a repeat violation.
- ☒ Remove vehicle. Repair vehicle or store in rear yard behind 6' opaque fencing
- ☒ Obtain building permit and restore structure to current building codes or, obtain demolition permit and remove the structure(s), legally disposing of all debris.
- ☐ Remove all structures, signs, vehicles, etc. from County ROW; refrain from further obstruction.
- ☐ Subscribe for residential waste collection with a legal waste collection service and comply with solid waste disposal methods
- ☐ Immediately cease burning and refrain from future burning
- ☐ Remove all refuse and dispose of legally and refrain from future littering
- ☐ Rezone property and conform to all performance standards or complete removal of the commercial or industrial entity
- ☐ Obtain necessary permits or cease operations
- ☐ Acquire proper permits or remove sign(s)
- ☒ Other CEASE outdoor storage
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- ☐ Other \_\_\_\_\_

If you fail to fully correct the violation within the time required, you will be assessed a fine of \$ 25.00 per day, commencing 9/24, 2019. This daily fine shall continue until this violation is abated and the violation brought into compliance or until as otherwise provided by law. **YOU ARE REQUIRED**, immediately upon your full correction of this violation(s), to contact the Escambia County Environmental Enforcement Office in writing to request that they immediately inspect the property to make an official determination of whether the violation has been abated and brought into compliance. If the violation is not abated within the specified time period, then the County may elect to take whatever measures are necessary to abate the violation for you. These measures could include, but are not limited to, **DEMOLISHING YOUR STRUCTURE (S), LEGALLY DISPOSING OF ALL CONTRIBUTING CONDITIONS, AND TOWING OF DESCRIBED VEHICLE (S)**. The reasonable cost of such will be assessed against you and will constitute a lien on the property. Pursuant to Escambia County Resolution R2017-132, costs in the amount of \$ 235.00 are awarded in favor of Escambia County as the prevailing party against WELLS, JASON & WELLS CHARLES.

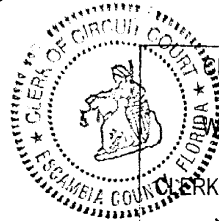
This fine shall be forwarded to the Board of County Commissioners. Under the authority of sec.162.09 (1), Fla. Stat., and Sec. 30-34(d) of the Code of Ordinances, the Board of County Commissioners will certify to the Special Magistrate all costs imposed pursuant to this order. All Monies owing hereunder shall constitute a lien on **ALL YOUR REAL AND PERSONAL PROPERTY** including any property involved herein, which lien can be enforced by foreclosure and as provided by law.

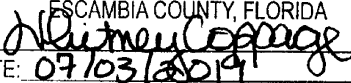
**You have the right to appeal orders of the Special Magistrate to the Circuit Court of Escambia County. If you wish to appeal, you must give notice of such in writing to both the Environmental Enforcement Division at 3363 W Park Place, Pensacola, Florida 32505 and the Escambia County Circuit Court at the M.C. Blanchard Judicial Building, 190 Governmental Center, Pensacola, Florida 32501, no later than **30 days** from the date of this Order. Failure to timely file a Written Notice of Appeal will waive your rights to appeal.**

Jurisdiction is retained to enter such further orders as may be appropriate and necessary.

**DONE AND ORDERED** at Escambia County, Florida on the 25th day of June, 2019.

  
\_\_\_\_\_  
Robert O. Beasley  
Special Magistrate  
Office of Environmental Enforcement



CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
ESCAMBIA COUNTY, FLORIDA  
BY:  D.C.  
DATE: 07/03/2019

<b>Form 668 (Y)(c)</b> (Rev. February 2004)		16999 Department of the Treasury - Internal Revenue Service <b>Notice of Federal Tax Lien</b>			
Area: SMALL BUSINESS/SELF EMPLOYED AREA #3 Lien Unit Phone: (800) 829-3903		Serial Number 357160819		For Optional Use by Recording Office	
<b>As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.</b>					
Name of Taxpayer BUU & THU NGUYEN					
Residence 7475 CORA LN PENSACOLA, FL 32505-1115					
<b>IMPORTANT RELEASE INFORMATION:</b> For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).					
Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2015		05/28/2018	06/27/2028	58047.07
Place of Filing CLERK OF CIRCUIT COURT ESCAMBIA COUNTY PENSACOLA, FL 32595					Total \$ 58047.07

This notice was prepared and signed at BALTIMORE, MD, on this,  
the 07th day of May, 2019.

Signature <i>Shirley Dean Conroy</i> for S. MCGUIGAN	Title ACS SBSE (800) 829-3903	23-00-0008
--	-------------------------------------	------------

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien  
Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

Recorded in Public Records 4/12/2018 9:14 AM OR Book 7882 Page 1734,  
Instrument #2018027721, Pam Childers Clerk of the Circuit Court Escambia  
County, FL

Filing # 70244011 E-Filed 04/04/2018 03:24:10 PM

IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA  
CASE NO: 2018-SC-000572

CAVALRY SPV I, LLC, AS ASSIGNEE OF  
SYNCHRONY BANK/SAM'S CLUB

Plaintiff

vs.

BRENDA WELLS

Defendant(s)

DEFAULT FINAL JUDGMENT

THIS CAUSE, having come to be heard before this Honorable Court for a Pre-Trial Conference on  
03/14/2018, and the Court finding that a Default was entered, and being otherwise fully advised in the premises, it  
is:

ORDERED AND ADJUDGED THAT:

Plaintiff whose address is 500 Summit Lake Drive, Suite 400 Valhalla, NY 10595 shall recover from  
Defendant(s) BRENDA WELLS the principal sum of \$4,442.04, court costs in the amount of \$364.50, interest in the  
amount of \$0.00, that shall bear interest at the rate of 5.53% per annum, for all of which let execution issue. The  
interest rate will adjust in accordance with section 55.03, Florida Statutes. Plaintiff shall be entitled to post-judgment  
costs incurred in the execution of the judgment pursuant to Florida Statute.

IT IS FURTHER ORDERED AND ADJUDGED THAT:

The Defendant(s) shall complete the Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and  
return it to the Plaintiff's attorney, within 45 days from the date of this Final Judgment, unless the Final Judgment is  
satisfied or a motion for new trial or notice of appeal is filed.

Jurisdiction of this case is retained to enter further orders that are proper to compel the Defendant(s) to  
complete form 7.343 and return it to the Plaintiff's attorney.

DONE AND ORDERED in Escambia County, Florida on this 4<sup>th</sup> day of April 2018.

Copies furnished to:  
HAYT, HAYT & LANDAU, P.L.  
7765 SW 87 Ave, Suite 101  
Miami, FL 33173

BRENDA WELLS  
5841 SCOTLAND RD  
PENSACOLA, FL 32526-3301  
Our File # 347242  
Last 4 Digits of Account # XXXX

  
Escambia County Court Judge PAT KINSEY  
on 04/04/2018 14:23:10 xLh.2YH

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL FILED IN THIS OFFICE WITH THE MY E-FILED OFFICIAL SEAL PAM CHILDERS CLERK OF THE CIRCUIT COURT & COMPTROLLER ESCAMBIA COUNTY, FLORIDA	
BY: <u>MD Brook</u>	D.C.
DATE: <u>4-17-18</u>	