

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300253

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

TLOA OF FLORIDA LLC
TLOA OF FLORIDA LLC FOR SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488,

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
15-4285-000	2021/6946	06-01-2021	LT 17 OAK DRIVE S/D PB 3 P 40 OR 7622 P 286 CA 144

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

TLOA OF FLORIDA LLC
TLOA OF FLORIDA LLC FOR SECURED PARTY
PO BOX 669488
DALLAS, TX 75266-9488

04-25-2023
Application Date

Applicant's signature

Part 5: Clerk of Court Certified Amounts (Lines 8-14)

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. Total Paid (Lines 8-13)	
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>11/01/2023</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

123.24

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	TLOA OF FLORIDA LLC TLOA OF FLORIDA LLC FOR SECURED PARTY PO BOX 669488 DALLAS, TX 75266-9488	Application date	Apr 25, 2023
Property description	TRAN DIEN VIET 305 N STILLMAN ST PENSACOLA, FL 32505 3531 BRIAR CLIFF DR 15-4285-000 LT 17 OAK DRIVE S/D PB 3 P 40 OR 7622 P 286 CA 144	Certificate #	2021 / 6946
		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)
# 2021/6946	06/01/2021	1,542.47	77.12	1,619.59
→Part 2: Total*				1,619.59

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)
# 2022/7582	06/01/2022	1,722.52	6.25	86.13	1,814.90
Part 3: Total*					1,814.90

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)	3,434.49
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,741.37
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)	5,550.86

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date May 5th, 2023

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

+ \$6.25

Buildings

Address: 3531 BRIAR CLIFF DR, Year Built: 1954, Effective Year: 1960, PA Building ID#: 27690

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-COMMON

FLOOR COVER-CARPET

FOUNDATION-WOOD/SUB FLOOR

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

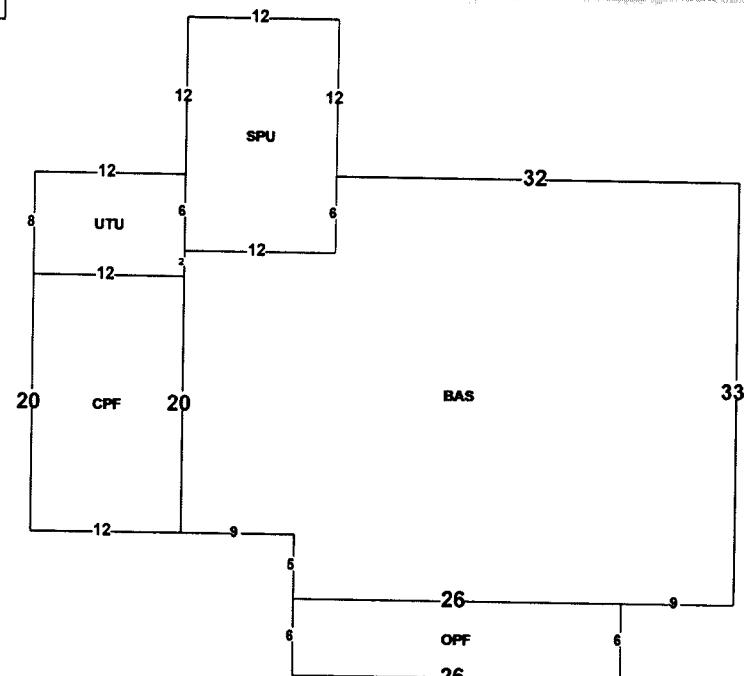
NO. STORIES-1

ROOF COVER-COMPOSITION SHG

ROOF FRAMING-HIP

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME



Areas - 2043 Total SF

BASE AREA - 1335

CARPORT FIN - 240

OPEN PORCH FIN - 156

SCRN PORCH UNF - 216

UTILITY UNF - 96

Images



9/30/2019 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: 05/08/2023 (tc.16571)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

◀ Nav. Mode Account Parcel ID ▶

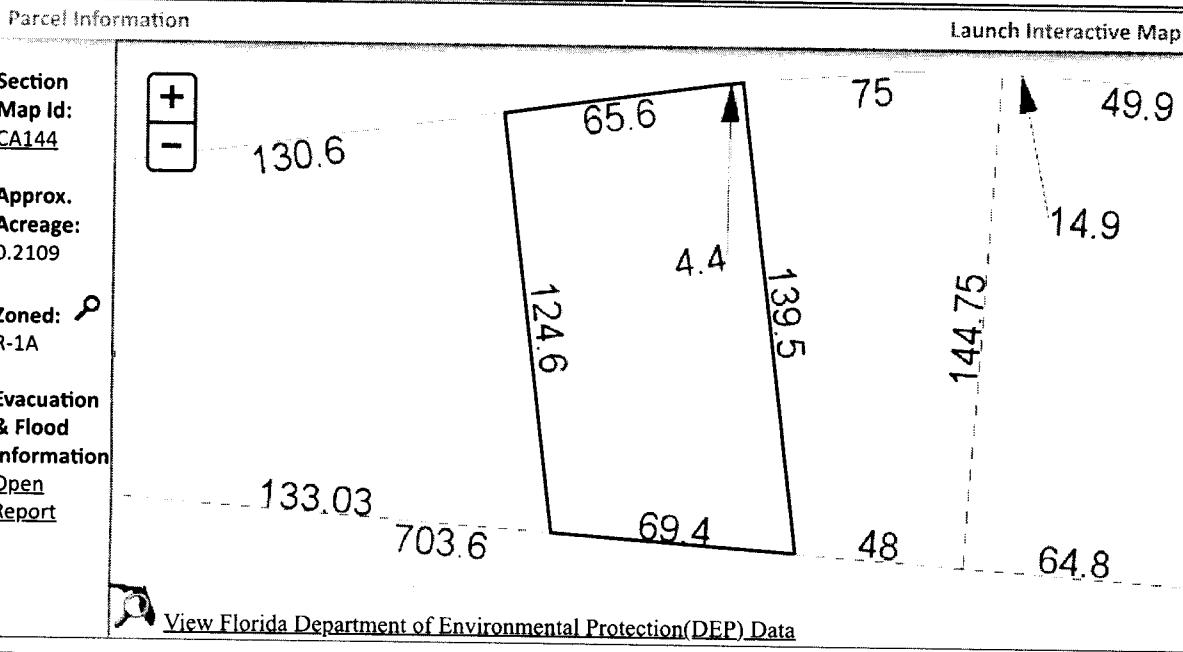
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	000S009093000017	Year	Land	Imprv	Total	Cap Val
Account:	154285000	2022	\$9,030	\$92,325	\$101,355	\$91,758
Owners:	TRAN DIEN VIET	2021	\$9,030	\$76,268	\$85,298	\$83,417
Mail:	305 N STILLMAN ST PENSACOLA, FL 32505	2020	\$9,030	\$66,804	\$75,834	\$75,834
Situs:	3531 BRIAR CLIFF DR 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window					

Tax inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Sales Data						2022 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
11/09/2016	7622	286	\$65,200	WD			
08/09/2016	7601	79	\$100	WD			
02/09/2016	7476	1488	\$28,100	CT			
08/2006	5982	955	\$84,500	WD			
09/1999	4471	503	\$100	WD			
03/1999	4383	1715	\$54,500	WD			
09/1993	4143	1268	\$100	QC			

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



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023037297 5/10/2023 4:03 PM
OFF REC BK: 8975 PG: 616 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 06946**, 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 17 OAK DRIVE S/D PB 3 P 40 OR 7622 P 286 CA 144

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 154285000 (1123-24)

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

DIEN VIET TRAN

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 November**, which is the **1st day of November 2023**.

Dated this 10th day of May 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

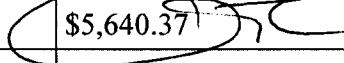
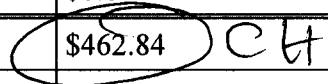
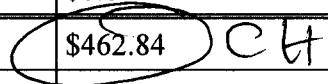


**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 154285000 Certificate Number: 006946 of 2021

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/1/2023"/>	Redemption Date <input type="text" value="5/22/2023"/> 
Months	7	1
Tax Collector	<input type="text" value="\$5,550.86"/>	<input type="text" value="\$5,550.86"/>
Tax Collector Interest	<input type="text" value="\$582.84"/>	<input type="text" value="\$83.26"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$6,139.95"/>	<input type="text" value="\$5,640.37"/> 
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$47.88"/>	<input type="text" value="\$6.84"/> 
Total Clerk	<input type="text" value="\$503.88"/>	<input type="text" value="\$462.84"/> 
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$6,720.83"/>	<input type="text" value="\$6,120.21"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$600.62"/>
Book/Page	<input type="text" value="8975"/>	<input type="text" value="616"/>

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 # 2021 TD 006946

Redeemed Date 5/22/2023

Name DIEN VIET TRAN 305 N STILLMAN ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$503.88	\$5,783.21
Due Tax Collector = TAXDEED	\$6139.95	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
FINANCIAL SUMMARY					

No Information Available - See Dockets

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY

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

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

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

Account: 154285000 Certificate Number: 006946 of 2021

Payor: DIEN VIET TRAN 305 N STILLMAN ST PENSACOLA, FL 32505 Date 5/22/2023

Clerk's Check #	1	Clerk's Total	\$603.88	\$5,783.21
Tax Collector Check #	1	Tax Collector's Total	\$6,169.95	
		Postage	\$6.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$6,720.83	

PAM CHILDERS
 Clerk of the Circuit Court

Received By:
 Deputy Clerk

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2023041084 5/22/2023 4:11 PM
OFF REC BK: 8981 PG: 1153 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 8975, Page 616, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06946, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 154285000 (1123-24)

DESCRIPTION OF PROPERTY:

LT 17 OAK DRIVE S/D PB 3 P 40 OR 7622 P 286 CA 144

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: DIEN VIET TRAN

Dated this 22nd day of May 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 #: 15-4285-000 CERTIFICATE #: 2021-6946

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

BY

Michael A. Campbell,
As President
Dated: August 23, 2023

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

August 23, 2023
Tax Account #: **15-4285-000**

1. The Grantee(s) of the last deed(s) of record is/are: **DIEN VIET TRAN**

By Virtue of Warranty Deed recorded 11/15/2016 in OR 7622/286

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. **NONE**
4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 15-4285-000

Assessed Value: \$91,758.00

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: NOV 1, 2023

TAX ACCOUNT #: 15-4285-000

CERTIFICATE #: 2021-6946

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**

Notify City of Pensacola, P.O. Box 12910, 32521

Notify Escambia County, 190 Governmental Center, 32502

Homestead for 2022 tax year.

DIEN VIET TRAN
305 N STILLMAN ST
PENSACOLA, FL 32505

DIEN VIET TRAN
3531 BRIAR CLIFF DR
PENSACOLA, FL 32505

Certified and delivered to Escambia County Tax Collector, this 23rd day of August, 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

August 23, 2023
Tax Account #:15-4285-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 17 OAK DRIVE S/D PB 3 P 40 OR 7622 P 286 CA 144

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-4285-000(1123-24)

Prepared by:

Amber Lynch, an employee of
Anchor Title & Escrow, LLC
95 Bay Bridge Drive
Gulf Breeze, FL 32561
File Number:ATF2100

General Warranty Deed

Made this November 9th, 2016 By Secretary of Housing and Urban Development, whose address is, 40 Marietta Street, Atlanta, GA 30303, hereinafter called the grantor, to Dien Viet Tran, a married man, whose address is 305 N. Stillman Street, Pensacola, FL 32505, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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

Lot 17, Oak Drive, a subdivision of a portion of Section 39, Township 2 South, Range 30 West, Escambia County, Florida, according to plat of said subdivision recorded in Plat Book 3, at Page 40, of the Public Records of Escambia County, Florida.

Parcel ID Number: 000S009093000017

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered in our presence:

Sonya W. W. Langford
Witness Printed Name: Sonya Langford
Sondress C. Langford
Witness Printed Name: Sondress C. Langford

 (Seal)

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me on November 13, 2016 by
Darryl Johnson Secretary of Housing and Urban Development, who is/are personally
known to me or who has produced driver license as identification.

Notary Public
Print Name: _____
My Commission Expires: _____



SHAHON LEE
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JANUARY 21, 2019