



# 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

0125-86

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2024
Property description	TRINH HUNG H TRINH DAO T 3581 W LEE ST PENSACOLA, FL 32505 3500 BLK MOBILE HWY 06-4018-000 LT 1 LESS W 45 FT AND ALL LT 2 AND N 110 FT OF LT 3 BLK 266 MULWORTH PB 1 P 40 OR 3795 P 847 CA 146	Certificate #	2022 / 2930
		Date certificate issued	06/01/2022

## 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)
# 2022/2930	06/01/2022	489.07	24.45	513.52
→Part 2: Total*				513.52

## 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)
# /					
Part 3: Total*					0.00

## 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)	513.52
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. Total Paid (Lines 1-6)	888.52

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 April 29th, 2024

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

**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. <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>08/06/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

1/8/2025

**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: 2400855

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173,

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
06-4018-000	2022/2930	06-01-2022	LT 1 LESS W 45 FT AND ALL LT 2 AND N 110 FT OF LT 3 BLK 266 MULWORTH PB 1 P 40 OR 3795 P 847 CA 146

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  
JPL INVESTMENTS CORP AND OCEAN BANK  
8724 SW 72 ST #382  
MIAMI, FL 33173

04-26-2024  
Application Date

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



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments				
<b>Parcel ID:</b>	332S303300002266	<b>Year</b>	<b>Land</b>	<b>Imprv</b>	<b>Total</b>	<b>Cap Val</b>
<b>Account:</b>	064018000	2023	\$41,512	\$0	\$41,512	\$32,201
<b>Owners:</b>	TRINH HUNG H TRINH DAO T	2022	\$32,773	\$0	\$32,773	\$29,274
<b>Mail:</b>	3581 W LEE ST PENSACOLA, FL 32505	2021	\$32,773	\$0	\$32,773	\$26,613
<b>Situs:</b>	3500 BLK MOBILE HWY 32505	<b>Disclaimer</b>				
<b>Use Code:</b>	VACANT COMMERCIAL	<b>Tax Estimator</b>				
<b>Taxing Authority:</b>	COUNTY MSTU	<b>File for Exemption(s) Online</b>				
<b>Tax Inquiry:</b>	<a href="#">Open Tax Inquiry Window</a>	<b>Report Storm Damage</b>				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						

Sales Data						2023 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None	
06/1995	3795	847	\$13,500	WD		<b>Legal Description</b> LT 1 LESS W 45 FT AND ALL LT 2 AND N 110 FT OF LT 3 BLK 266 MULWORTH PB 1 P 40 OR 3795 P 847 CA 146	
06/1995	3795	846	\$100	QC			
03/1980	1425	789	\$100	QC			
07/1976	3099	118	\$100	QC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

**Section**

**Map Id:**  
CA146

**Approx. Acreage:**  
0.5573

**Zoned:**

Com

Com

Com

Com

Com

Com

Com

Com

Com

Com

Com

Com

Com

**Parcel Information**

[Launch Interactive Map](#)

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

Com  
Com  
Com  
Com

**Evacuation  
& Flood  
Information**  
Open  
Report

Buildings

Images

None

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: 05/08/2024 (rc.4487)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 02930**, issued the **1st** day of **June, A.D., 2022** 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 1 LESS W 45 FT AND ALL LT 2 AND N 110 FT OF LT 3 BLK 266 MULWORTH PB 1 P 40 OR 3795  
P 847 CA 146**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 064018000 (0125-86)**

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

**HUNG H TRINH and DAO T TRINH**

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 10th day of May 2024.

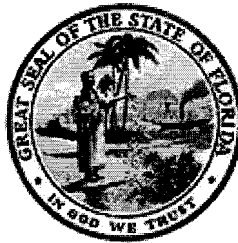
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding 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

**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

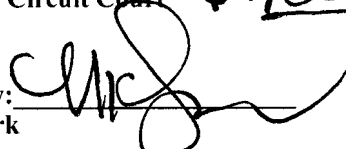
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 064018000 Certificate Number: 002930 of 2022**

**Payor: CRYSTAL HA 796 LADNER DR PENSACOLA FL 32505      Date 5/17/2024**

Clerk's Check #                      1  
Tax Collector Check #            1

Clerk's Total	\$517.56
Tax Collector's Total	\$1,014.72
Postage	\$100.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$1,649.28

**PAM CHILDERS**  
Clerk of the Circuit Court

Received By:   
Deputy Clerk

*Redeemed*  
\$1,007.94

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>

# Escambia County Receipt of Transaction

Receipt # 2024035944

Cashiered by: mkj

Pam Childers  
Clerk of Court  
Escambia County, Florida

Received From

CRYSTAL HA

On Behalf Of:

On: 5/17/24 9:03 am  
Transaction # 101895089

CaseNumber 2022 TD 002930

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	462.84	0.00	0.00	462.84	462.84	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	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	588.10	0.00	0.00	588.10	588.10	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
Total:	1523.94	456.00	0.00	1067.94	1067.94	0.00

Grand Total: 1523.94 456.00 0.00 1067.94 1067.94 0.00

## PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
OTC	~ ~ Authorization Code:07439D OK	1067.94	0.00	0.00	0.00	1067.94

Payments Total: 1067.94 0.00 0.00 0.00 1067.94

\$ 1,105.37  
w/ fee





**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 #: 06-4018-000 CERTIFICATE #: 2022-2930

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: September 10, 2004 to and including September 10, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: September 17, 2024

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

September 17, 2024

Tax Account #: **06-4018-000**

1. The Grantee(s) of the last deed(s) of record is/are: **HUNG HA AND DAO T TRINH**  
**By Virtue of Warranty Deed recorded 7/5/1995 in OR 3795/847**
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 #: 06-4018-000**  
**Assessed Value: \$32,201.00**  
**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:** JAN 8, 2025

**TAX ACCOUNT #:** 06-4018-000

**CERTIFICATE #:** 2022-2930

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>2023</u> tax year.

**HUNG HA, HUNG H TRINH AND**  
**DAO T TRINH**  
**3581 W LEE STREET**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of September, 2024.

**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**

**September 17, 2024**

**Tax Account #:06-4018-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 1 LESS W 45 FT AND ALL LT 2 AND N 110 FT OF LT 3 BLK 266 MULWORTH PB 1 P 40 OR  
3795 P 847 CA 146**

**SECTION 33, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 06-4018-000(0125-86)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

10.50 rec.  
94.50 d.  
105.00

OR Bk3795 Pg0847  
INSTRUMENT 00218653

Parcel ID Number: 06-4018-000  
Grantee #1 TIN:  
Grantee #2 TIN:

D S PD Deed \$94.50  
Mort \$0.00 ASUM \$0.00  
JULY 5, 1995  
Jim Noye, Comptroller  
Cert. Reg. 59-204328-27-01  
BY: *[Signature]* D.C.

## Warranty Deed

This Indenture, Made this 27 day of June, 1995 A.D., Between Jackie Love, f/k/a Jackie R. Tolbert, a married woman,

of the County of Knox, State of Tennessee, grantor, and Hung Ha and Dao T. Trinh, husband and wife,

whose address is: 3581 W. Lee Street, PENSACOLA, Florida 32505

of the County of ESCAMBIA, State of Florida, grantees.  
**Witnesseth** that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs and assigns forever, the following described land, situate, lying and being in the County of ESCAMBIA State of Florida to wit:

Lot 1, less the West 45' thereof, all of Lot 2, and the North 110' of Lot 3 in Block 266 of a subdivision known as "Mulworth" being a subdivision of a part of Lots 3 and 4, according to government survey of said Section 33, Township 2 South, Range 30 West, according to Plat of said subdivision recorded in Plat Book 1 at Page 40 of the Public Records of Escambia County, Florida.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31st, 1994.

Subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing or otherwise alienating any interest in the oil, gas or other minerals.

The above described property does not constitute the homestead of the Grantor herein.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantor has hereunto set her hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Amanda H. Armstrong  
Printed Name: Amanda Armstrong  
Witness

Jean C. Grant  
Printed Name: JEAN C. GRANT  
Witness

Jackie Love (Seal)  
Jackie Love, f/k/a Jackie R. Tolbert, a married woman  
P.O. Address 1752 West Dale, Charlotte, NC 28208

STATE OF ~~North Carolina~~ Tenn  
COUNTY OF KNOX

The foregoing instrument was acknowledged before me this 27 day of June, 1995 by Jackie Love, f/k/a Jackie R. Tolbert, a married woman,

who is personally known to me or who has produced her TN Driver's Lic as identification.

This Document Prepared By:  
ROBERT N. HEATH, P.A.  
ATTORNEY AT LAW  
902 E. GADSDEN ST. P.O. BOX 13543  
PENSACOLA, FL 32591

Kimberly C. Carter  
Printed Name: Kimberly C. Carter  
NOTARY PUBLIC  
My Commission Expires: Nov 3, 2003

95-066

OR BK3795 Pg0848  
INSTRUMENT 00218653

# 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 acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: MOBILE HIGHWAY

Legal Address of Property: MOBILE HIGHWAY

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

This form completed by: Robert N. Heath, P.A.

Name  
902 E. Gadsden Street  
Address  
Pensacola, FL 32501  
City, State, Zip Code

AS TO SELLER(S):

Jackie Love  
Seller's Name: Jackie Love

Seller's Name: \_\_\_\_\_

Amanda H. Armstrong  
Witness' Name: AMANDA H. ARMSTRONG  
Jean C. Grant  
Witness' Name: JEAN C. GRANT

AS TO BUYER(S):

Hung Ha  
Buyer's Name: Hung Ha

DAO T. TRINH  
Buyer's Name: Dao T. Trinh

Joni L. Maddrey  
Witness' Name: Joni L. Maddrey  
Michelle M. Gibbs  
Witness' Name: Michelle M. Gibbs

THIS FORM APPROVED BY THE  
ESCAMBIA COUNTY BOARD  
OF COUNTY COMMISSIONERS  
Effective: 4/15/95

Instrument 00218653  
Filed and recorded in the  
public records  
JULY 5, 1995  
at 04:29 P.M.  
in Book and Page noted  
above or hereon  
and record verified  
JIM MOYE,  
COMPTROLLER  
Escambia County,  
Florida