



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

1024-413

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ASSEMBLY TAX 36, LLC ASSEMBLY TAX 36 LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 11, 2024
Property description	HOANG HUONG THANH 7541 GUNTER RD PENSACOLA, FL 32526 3715 MOBILE HWY 07-0759-000 BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG SLY 150 FT ELY 150 FT NLY 15 (Full legal attached.)	Certificate #	2022 / 3057
		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)
# 2022/3057	06/01/2022	1,597.36	79.87	1,677.23
→Part 2: Total*				1,677.23

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)
# 2023/3054	06/01/2023	1,650.26	6.25	166.40	1,822.91
Part 3: Total*					1,822.91

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)	3,500.14
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,676.87
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)	5,552.01

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 22nd, 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. 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>10/02/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

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.

BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG SLY 150 FT ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG PART OF LT 66 PLAT DB 128 P 575 OR 7143 P 649 OR 7218 P 1632 OR 7248 P 460 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA 157

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400223

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
07-0759-000	2022/3057	06-01-2022	BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG SLY 150 FT ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG PART OF LT 66 PLAT DB 128 P 575 OR 7143 P 649 OR 7218 P 1632 OR 7248 P 460 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA 157

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
ASSEMBLY TAX 36, LLC
ASSEMBLY TAX 36 LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-11-2024
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 Parcel ID: 3425300660000002 Account: 070759000 Owners: HOANG HUONG THANH Mail: 7541 GUNTER RD PENSACOLA, FL 32526 Situs: 3715 MOBILE HWY 32505 Use Code: LIGHT MANUFACTURING Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector					Assessments <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>2023</td> <td>\$43,690</td> <td>\$67,154</td> <td>\$110,844</td> <td>\$102,066</td> </tr> <tr> <td>2022</td> <td>\$32,768</td> <td>\$60,020</td> <td>\$92,788</td> <td>\$92,788</td> </tr> <tr> <td>2021</td> <td>\$32,768</td> <td>\$53,852</td> <td>\$86,620</td> <td>\$86,620</td> </tr> </tbody> </table> Disclaimer Tax Estimator Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey					Year	Land	Imprv	Total	Cap Val	2023	\$43,690	\$67,154	\$110,844	\$102,066	2022	\$32,768	\$60,020	\$92,788	\$92,788	2021	\$32,768	\$53,852	\$86,620	\$86,620																												
Year	Land	Imprv	Total	Cap Val																																																					
2023	\$43,690	\$67,154	\$110,844	\$102,066																																																					
2022	\$32,768	\$60,020	\$92,788	\$92,788																																																					
2021	\$32,768	\$53,852	\$86,620	\$86,620																																																					
Sales Data <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>08/25/2014</td> <td>7248</td> <td>460</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/25/2014</td> <td>7218</td> <td>1632</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>02/25/2014</td> <td>7143</td> <td>649</td> <td>\$60,000</td> <td>WD</td> <td></td> </tr> <tr> <td>09/2002</td> <td>4978</td> <td>44</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>10/2001</td> <td>4791</td> <td>678</td> <td>\$94,500</td> <td>WD</td> <td></td> </tr> <tr> <td>10/1988</td> <td>2623</td> <td>467</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1982</td> <td>1703</td> <td>237</td> <td>\$31,900</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Parn Childers Escambia County Clerk of the Circuit Court and Comptroller					Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/25/2014	7248	460	\$100	WD		08/25/2014	7218	1632	\$100	WD		02/25/2014	7143	649	\$60,000	WD		09/2002	4978	44	\$100	QC		10/2001	4791	678	\$94,500	WD		10/1988	2623	467	\$100	WD		11/1982	1703	237	\$31,900	WD		2023 Certified Roll Exemptions None Legal Description BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG SLY 150 FT ELY 150 FT NLY 150 FT WLY 150... Extra Features ASPHALT PAVEMENT CHAINLINK FENCE				
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																																				
08/25/2014	7248	460	\$100	WD																																																					
08/25/2014	7218	1632	\$100	WD																																																					
02/25/2014	7143	649	\$60,000	WD																																																					
09/2002	4978	44	\$100	QC																																																					
10/2001	4791	678	\$94,500	WD																																																					
10/1988	2623	467	\$100	WD																																																					
11/1982	1703	237	\$31,900	WD																																																					
Parcel Information					Launch Interactive Map																																																				

Section
Map Id:
CA157

Approx.
Acreage:
0.5015

Zoned: 

Com
Com
Com
Com
Com
Com
Com
Com

Evacuation
& Flood

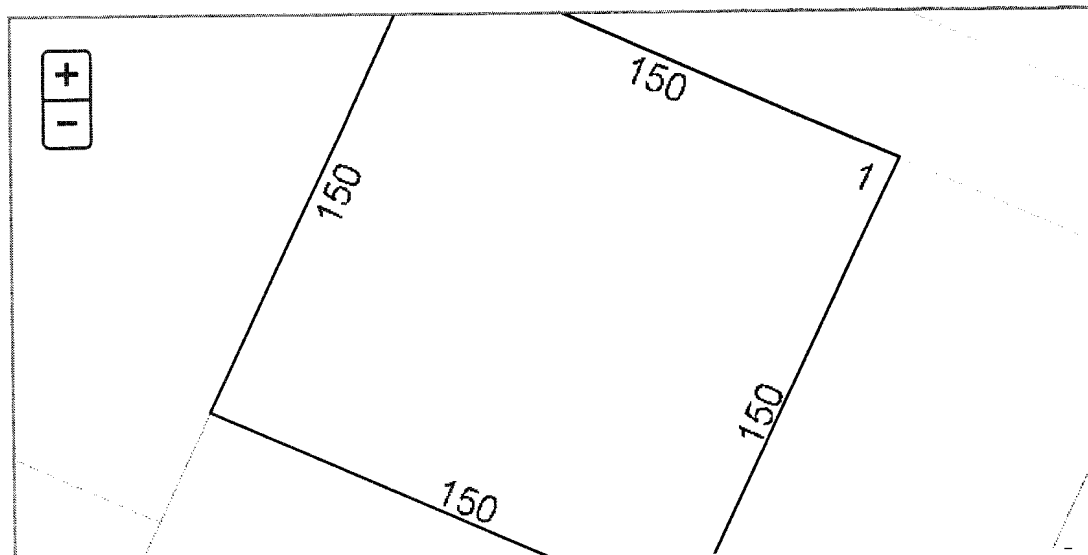


[View Florida Department of Environmental Protection\(DEP\) Data](#)

Information

Open

Report



Buildings

Address: 3715 MOBILE HWY, Year Built: 1946, Effective Year: 1946, PA Building ID#: 82437

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-BRICK-BLK.BKUP.

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-EXPOSED BLK/BRK

NO. PLUMBING FIXTURES-2

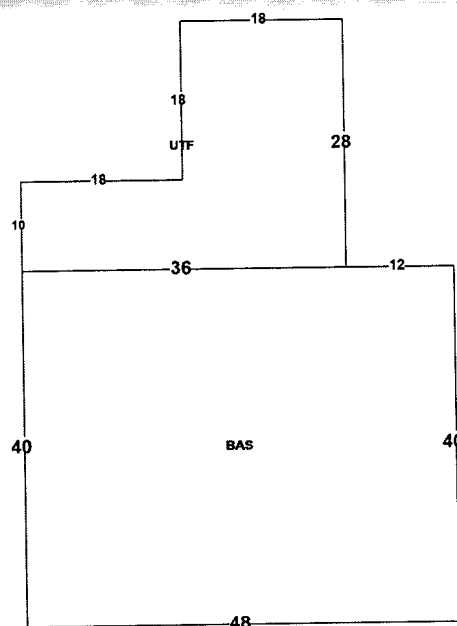
NO. STORIES-1

ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-RIGID FRAME/BAR

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 2604 Total SF

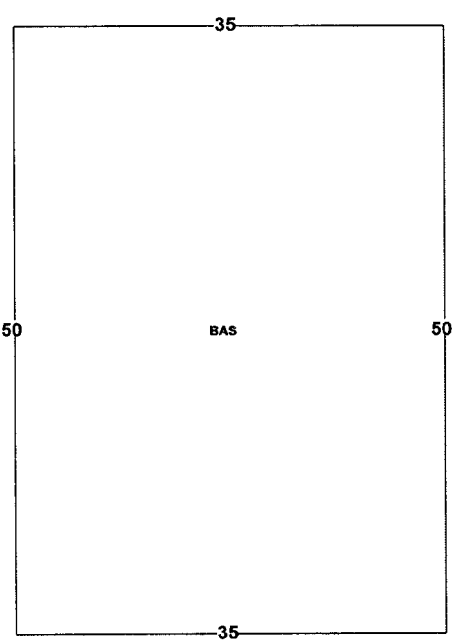
BASE AREA - 1920

UTILITY FIN - 684

Year Built: 1956, Effective Year: 1956, PA Building ID#: 82438

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-2
NO. STORIES-1
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-16
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 1750 Total SF
BASE AREA - 1750

Images



3/5/2024 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ASSEMBLY TAX 36 LLC** holder of **Tax Certificate No. 03057**, 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:

BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG SLY 150 FT ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG PART OF LT 66 PLAT DB 128 P 575 OR 7143 P 649 OR 7218 P 1632 OR 7248 P 460 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA 157

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070759000 (1024-43)

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

HUONG THANH HOANG

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 October, which is the **2nd** day of **October 2024**.

Dated this 26th day of April 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



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: 070759000 Certificate Number: 003057 of 2022

Payor: QUA V DINH 7541 GUNTER RD PENSACOLA, FL 32526 Date 5/21/2024

Clerk's Check #	1	Clerk's Total	\$497.04
Tax Collector Check #	1	Tax Collector's Total	\$6,007.94
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$6,671.98

~~\$5,784.38~~

~~\$5801.38~~
 + \$203.05 cord fee

PAM CHILDERS
 Clerk of the Circuit Court \$6,004.43

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
 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

Case # 2022 TD 003057

Redeemed Date 5/21/2024

Name QUA V DINH 7541 GUNTER RD PENSACOLA, FL 32526

Clerk's Total = TAXDEED	\$497.04 \$5,784.38
Due Tax Collector = TAXDEED	\$6,057.94
Postage = TD2	\$100.00
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
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 070759000 Certificate Number: 003057 of 2022

Redemption ☒ Yes ☐ No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/2/2024"/>	Redemption Date <input type="text" value="5/21/2024"/>
Months	6	1
Tax Collector	<input type="text" value="\$5,552.01"/>	<input type="text" value="\$5,552.01"/>
Tax Collector Interest	\$499.68	\$83.28
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,057.94	<input type="text" value="\$5,641.54"/>
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	\$41.04	\$6.84
Total Clerk	\$497.04	<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="\$100.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$6,671.98	\$6,121.38
	Repayment Overpayment Refund Amount	\$550.60
Book/Page	<input type="text" value="9137"/>	<input type="text" value="716"/>

Notes



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 #: 07-0759-000 CERTIFICATE #: 2022-3057

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: June 6, 2004 to and including June 6, 2024 Abstractor: Pam Alvarez

BY

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 17, 2024

Tax Account #: **07-0759-000**

1. The Grantee(s) of the last deed(s) of record is/are: **HUONG THANH HOANG**

By Virtue of Warranty Deed recorded 3/7/2014 in OR 7143/649, Rerecorded Warranty Deed recorded 8/28/2014 in OR 7218/1632 and Rerecorded Warranty Deed recorded 10/27/2014 in OR 7248/460

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. Judgment in favor of Synovus Bank recorded 10/25/2013 OR 7092/1983

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 07-0759-000

Assessed Value: \$102,066.00

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: OCT 2, 2024

TAX ACCOUNT #: 07-0759-000

CERTIFICATE #: 2022-3057

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.

HUONG THANH HOANG
3715 MOBILE HWY
PENSACOLA, FL 32505

HUONG THANH HOANG
7541 GUNTER RD
PENSACOLA, FL 32526

HUONG THANH HOANG
4422 WINNERS GAIT CIR
PACE, FL 32571

SYNOVUS BANK
1148 BROADWAY
COLUMBUS, GA 31901

Certified and delivered to Escambia County Tax Collector, this 17th day of June, 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

June 17, 2024

Tax Account #:07-0759-000

LEGAL DESCRIPTION EXHIBIT "A"

**BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG SLY 150 FT
ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG PART OF LT 66 PLAT DB 128 P 575 OR
7143 P 649 OR 7218 P 1632 OR 7248 P 460 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA 157**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0759-000(1024-43)

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

WARRANTY DEED

Made this February 20, 2014 A.D. by PAUL H. TRINH, whose address is 1717 B, Hillyer Robinson Parkway, Oxford, AL 36203, hereinafter called the Grantor, to Huong Thanh Hoang as Grantee, whose address is 4422 Winners Gait Cir, PACE, FLORIDA 32571, herein after called the Grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties in 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 Sixty Thousand Dollars (\$60,000.00) 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, Florida, viz:

3715 MOBILE HWY PENSACOLA, FL 32505
Parcel ID number: 342S300660000002

The following described real property, situate, lying and being in the State of FLORIDA, and County of ESCAMBIA, to wit:

BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG
SLY 150 FT ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG OR 4791 P 678
PART OF LT 66 PLAT DB 128 P 575 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA
157

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 that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

Witness Name Wah R. Dempsey
Witness Name Bryan Tucker

Grantor Name PAUL TRINH
Grantor Name _____

STATE OF ALABAMA

COUNTY OF CALHOUN

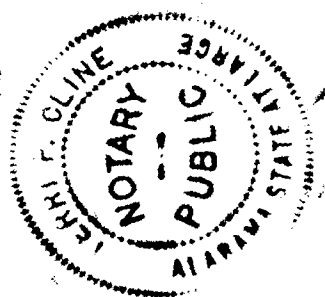
The foregoing instrument was acknowledged before me this 25th day of February, 2014, by Paul Trinh, who is/are personally known to me or who has produced Driver License as identification.

Jeri P. Cline
Notary Public

Prepared By: Brandy Patterson
1531 Greenbrier Rd.
Anniston, AL 36207

Printed Name: Tenni P. Cline

My Commission Expires: 03-28-2017



WARRANTY DEED

Made this February 20, 2014 A.D. by PAUL H. TRINH, whose address is 1717 B, Hillyer Robinson Parkway, Oxford, AL 36203, hereinafter called the Grantor, to Huong Thanh Hoang as Grantee, whose address is 4422 Winners Gait Cir, PACE, FLORIDA 32571, herein after called the Grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties in 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 Sixty Thousand Dollars (\$60,000.00) 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, Florida, viz:

3715 MOBILE HWY PENSACOLA, FL 32505
Parcel ID number: 342S300660000002

The following described real property, situate, lying and being in the State of FLORIDA, and County of ESCAMBIA, to wit:

BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG
SLY 150 FT ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG OR 4791 P 678
PART OF LT 66 PLAT DB 128 P 575 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA
157

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 that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

Kelly L. Clark
Witness Name Kelly L. Clark
Wayne Majors
Witness Name Wayne Majors

Paul H. Trinh
Grantor Name PAUL H. TRINH *corrected signature name*
Grantor Name _____

STATE OF ALABAMA

COUNTY OF CALHOUN

The foregoing instrument was acknowledged before me this 25th day of August, 2014, by Paul H Trinh, who is/are personally known to me or who has produced Driver License as identification.

Kara E. Tucker
Notary Public

Prepared By: Brandy Patterson
1531 Greenbrier Rd.
Anniston, AL 36207

Printed Name: Kara E. Tucker

My Commission Expires: 03/23/16



*re corrected signature for
recorded 03/07/2014*

Instrument #2014015839

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2014062893 08/28/2014 at 10:47 AM
OFF REC BK. 7218 PG. 1632 - 1632 Doc Type: CWD
RECORDING: \$10.00 Deed Stamps \$0.70

WARRANTY DEED

Made this February 20, 2014 A.D. by PAUL H. TRINH, whose address is 1717 B, Hillyer Robinson Parkway, Oxford, AL 36203, hereinafter called the Grantor, to Huong Thanh Hoang as Grantee, whose address is 4422 Winners Gait Cir, PACE, FLORIDA 32571, herein after called the Grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties in 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 Sixty Thousand Dollars (\$60,000.00) 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, Florida, viz:

3715 MOBILE HWY PENSACOLA, FL 32505
Parcel ID number: 342S300660000002

The following described real property, situate, lying and being in the State of FLORIDA, and County of ESCAMBIA, to wit:

BEG AT INTER OF PAVED RD AND E LI OF SEC WLY ALG RD 498 7/10 FT FOR BEG
SLY 150 FT ELY 150 FT NLY 150 FT WLY 150 FT ALG H/W TO BEG OR 4791 P 678
PART OF LT 66 PLAT DB 128 P 575 LESS OR 2623 P 467 SR 10 A R/W OR 4978 P 44 CA
157 SEE EXHIBIT "A" ATTACHED HERETO FOR FULL LEGAL DESCRIPTION.

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 that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in our presence:

Kelly L. Clin
Witness Name
Wayne Majors
Witness Name

Paul H. Trinh
Grantor Name
PAUL H. TRINH
Grantor Name *corrected signature name*

STATE OF ALABAMA

COUNTY OF CALHOUN

The foregoing instrument was acknowledged before me this 25th day of AUGUST, 2014, by Paul H Trinh, who is/are personally known to me or who has produced Driver License as identification.

Kara E. Tucker
Notary Public

Prepared By: Brandy Patterson
1531 Greenbrier Rd.
Anniston, AL 36207

Printed Name: Kara E. Tucker

My Commission Expires: 03/23/16



*re-corrected signature for
recorded 03/07/2014*

Instrument # 2014015839

EXHIBIT "A"

3715 MOBILE HWY.

COMMENCING AT A POINT ON THE EAST OF THE JUAN DOMINGUEZ GRANT, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, SAID POINT BEING 18.0 FEET SOUTHEASTERLY ALONG SAID GRANT LINE FROM THE SOUTHERLY EDGE OF THE 66 FOOT RIGHT-OF-WAY OF THE HIGHWAY (U.S. #90); THENCE RUN WESTERLY AT AN ANGLE OF 51 DEGREES 40 MINUTES TO THE LEFT FROM THE SAID EAST LINE OF SAID GRANT 498.70 FEET; THENCE GO 89 DEGREES 12 MINUTES LEFT FOR A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG A PROJECTION OF THE LINE LAST TRAVERSED FOR A DISTANCE OF 141.00 FEET; THENCE GO 90 DEGREES 48 MINUTES LEFT FOR A DISTANCE OF 150.00 FEET; THENCE GO 89 DEGREES 12 MINUTES LEFT FOR A DISTANCE OF 140.00 FEET; THENCE GO 90 DEGREES 25 MINUTES 05 SECONDS LEFT FOR A DISTANCE OF 149.99 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 0.48 ACRES MORE OR LESS.

Recorded in Public Records 10/25/2013 at 09:22 AM OR Book 7092 Page 1983,
Instrument #2013081748, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$112.00

E ically Filed 10/11/2013 05:43:15 PM ET

IN THE CIRCUIT COURT IN AND FOR SANTA ROSA COUNTY, FLORIDA

SYNOVUS BANK,

Plaintiff,

v.

CASE NO.: 2011-CA-539

PAUL H. TRINH and JULIE T. TRINH,
individually and as husband and wife; and
JOSEPH SANTIAGO and MONIQUE
SANTIAGO,

Defendants.

File # 201359129
OR BK 3296 Pages 2012 - 2024
RECORDED 10/16/13 16:06:50
Donald C. Spencer, Clerk
Santa Rosa County, Florida

DEPUTY CLERK PN
#5
Trans # 586420

2013 OCT 14 PM 1 17
SANTA ROSA COUNTY, FL
CC FILED
DONALD C. SPENCER
CLERK OF COURT &
COMPTROLLER

FINAL JUDGMENT

THIS MATTER came on before the Court for Non-Jury Trial on October 11,
2013. Having considered the evidence and credibility of the witnesses, the court file, and
have heard argument of counsel, and being otherwise fully advised in the premises, it is

ORDERED AND ADJUDGED that:

1. This Court has jurisdiction of the subject matter and the Defendants,
PAUL H. TRINH and JULIE T. TRINH, and JOSEPH SANTIAGO and MONIQUE
SANTIAGO, to this cause.

2. Plaintiff proved that it was entitled to Foreclosure as to Count I (Coral
Strip Property), and Count II (Village Parkway Property), and Judgment on the Notes as to
Count III through Count VI.

3. The Defenses of Defendants, PAUL H. TRINH and JULIE T. TRINH,
were either unsupported by the evidence, unsupported by credible, persuasive or admissible
evidence, and/or otherwise deficient as a matter of law.

Electronically Filed Santa Rosa Case # 11000539CAMXAX 10/11/2013 04:43:15 PM

4. Plaintiff proved it is entitled to an award of attorney's fees on both Loans, which amount will be the subject of a later proceeding.

COUNT I - FORECLOSURE - CORAL STRIP

5. Defendants, PAUL H. TRINH and JULIE T. TRINH, individually, and as husband and wife, defaulted under the Coral Strip Note and the Coral Strip Mortgage ("Coral Strip Loan Documents") which are the subject of this action by failing to pay the payments when due and Plaintiff, SYNOVUS BANK, is due the following amounts under the Coral Strip Loan Documents:

(a)	Principal	\$ 230,490.87
(b)	Interest through October 11, 2013	\$ 110,035.45
	Less Chapter 13 Trustee Payment	(\$ 1,040.75)
(c)	Title Search Expense	\$ 260.00
(d)	Late Fees	\$ 1,200.00
	<u>Court Costs</u>	
(e)	Clerk's Filing Fee (one-half of \$1,991.00)	\$ 965.00
(f)	Service of Process (one-half of \$336.39)	\$ 168.20
(g)	Clerk's Registry Fee & Approval for Non-Resident Cost Bond (one-half of \$11.50)	\$ 5.75

totaling \$342,084.52 as to the Coral Strip Loan Documents and Coral Strip Property, that shall bear interest at the rate of 4.75% per year, or as otherwise prescribed by law, as and from the date of entry of the Final Judgment until paid.

6. Defendants, JOSEPH SANTIAGO and MONIQUE SANTIAGO filed no responsive pleading in this action.

7. Plaintiff holds a lien for the total sum superior to any claim or estate of Defendants, PAUL H. TRINH, JULIE T. TRINH, JOSEPH SANTIAGO, and MONIQUE SANTIAGO on the following described property in Santa Rosa County, Florida:

SEE EXHIBIT A ATTACHED HERETO,

which is incorporated herein, hereinafter "Coral Strip Property." It is undisputed that the Property is a vacant lot and not subject to the Protecting Tenants at Foreclosure Act.

8. If the total sum set forth in Paragraph 4 above, with interest at the rate prescribed by law and all costs of this action accruing subsequent to this Judgment are not paid within the time required by law, the Clerk of this Court shall sell the Coral Strip Property at public sale on November 13, 2013, at 11:00 a.m. CT, to the highest bidder for cash, except as set forth below, at the North front door of the Santa Rosa County Courthouse, 6865 S. W. Caroline Street, Milton, Florida 32570, in accordance with Section 45.031, Florida Statutes; provided, however, that such sale shall not be held in the absence of Plaintiff's attorney or its representative. The successful high bid shall be exclusive of the Clerk's registry fee and documentary stamps on the Certificate of Title, which shall be paid by the successful bidder.

9. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the Coral Strip Property at the sale. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum

set forth in Paragraph 4 above, with interest and costs accruing subsequent to this Judgment, or such part of it, as is necessary to pay the bid in full.

10. At the time of sale of the Coral Strip Property, the successful high bidder shall post a deposit with the Clerk equal to five percent (5%) of the final bid. The balance of the final bid shall be paid to the Clerk in cash or certified funds by 4 p.m. CT on the day of the sale. The successful high bid shall be exclusive of the Clerk's registry fee and documentary stamps on each Certificate of Title which shall be paid by the successful bidder. Plaintiff, or its agents, shall have the right to inspect the Coral Strip Property at reasonable times and upon reasonable notice to Defendants, PAUL H. TRINH and JULIE T. TRINH, at any time up to the date of the sale. The right of inspection given to the Plaintiff under this Judgment shall include, but is not limited to, the right to conduct an environmental audit of the Coral Strip Property. Defendants, PAUL H. TRINH and JULIE T. TRINH, shall fully cooperate with Plaintiff in exercising this right of inspection.

11. If Plaintiff is the successful bidder at the Sale of the Coral Strip Property, Plaintiff's rights as such may be assigned to a third party without further Order of this Court.

12. On filing the certificate of title as to the Sale of the Coral Strip Property, the Clerk shall distribute the proceeds of the respective sale as far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due Plaintiff, less the items paid, plus

interest at the rate prescribed in Paragraph 4 above, from this date to the date of the sale; and by retaining any amount remaining pending the further order of this Court.

13. On filing the Certificate of Sale as to the Coral Strip Property, the Defendants' right of redemption as prescribed by § 45.0315, Fla. Stat., shall be terminated. On filing the Certificate of Sale as to the Coral Strip Property, Defendants, PAUL H. TRINH and JULIE T. TRINH, and all persons claiming by, through, under, or against them since the filing of the Notice of Lis Pendens in this action are foreclosed of all estate, interest, or claim in the Coral Strip Property, and the purchaser or purchasers at the sale shall be let into possession of the Coral Strip Property. If any Defendant remains in the Coral Strip Property, the Clerk shall, without further Order of the Court, issue forthwith a writ of possession upon request of the person named on the Certificate of Title.

14. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

15. *If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll:*

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS FOR YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO

WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, SANTA ROSA COUNTY COURTHOUSE, CIRCUIT CIVIL, 6865 S. W. CAROLINE STREET, MILTON, FLORIDA 32570, (850) 983-4625, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN. ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEGAL SERVICES OF NORTH FLORIDA, INC. AT 850-432-8222, OR NORTHWEST FLORIDA LEGAL SERVICES, INC. AT 850-432-2336, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT LEGAL SERVICES OF NORTH FLORIDA, INC., OR NORTHWEST FLORIDA LEGAL SERVICES, INC., FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

COUNT II - FORECLOSURE - VILLAGE PARKWAY

16. Defendants, PAUL H. TRINH and JULIE T. TRINH, individually, and as husband and wife, defaulted under the Village Parkway Note and the Village Parkway Mortgage ("Village Parkway Loan Documents") which are the subject of this action by failing to pay the payments when due and Plaintiff, SYNOVUS BANK, is due the following amounts under the Village Parkway Loan Documents:

(a)	Principal	\$ 244,022.86
(b)	Interest through October 11, 2013	\$ 23,237.45
	Less Chapter 13 Trustee Payment	(\$ 1,040.75)
(c)	Title Search Expense	\$ 260.00

(d)	Late Fees	\$ 671.77
	<u>Court Costs</u>	
(e)	Clerk's Filing Fee (one-half of \$1,991.00)	\$ 965.00
(f)	Service of Process (one-half of \$336.39)	\$ 168.19
(g)	Clerk's Registry Fee & Approval for Non-Resident Cost Bond (one-half of \$11.50)	\$ 5.75
	Less Rentals Received	(\$ 1,541.38)

totaling \$266,748.89 as to the Village Parkway Loan Documents and Village Parkway Property, that shall bear interest at the rate of 4.75% per year, or as otherwise prescribed by law, as and from the date of entry of the Final Judgment until paid.

17. Defendants, JOSEPH SANTIAGO and MONIQUE SANTIAGO filed no responsive pleading in this action.

18. Plaintiff holds a lien for the total sum superior to any claim or estate of Defendants, PAUL H. TRINH, JULIE T. TRINH, JOSEPH SANTIAGO, and MONIQUE SANTIAGO on the following described property in Santa Rosa County, Florida:

SEE EXHIBIT B ATTACHED HERETO,

which is incorporated herein, hereinafter "Village Parkway Property."

19. The Village Parkway Property is the subject of a pending foreclosure action filed by the first mortgage holder, in the case styled *Wells Fargo Bank, N.A. v. Paul H. Trinh and Julie T. Trinh, et ux., et al, Case No. 2011-718-CA*. At the request of Plaintiff, the Court is not setting a sale of the Village Parkway Property at this time. Upon application of Plaintiff, SYNOVUS BANK, requesting the foreclosure sale of the Village Parkway Property

be set, this Court shall enter an order instructing the Clerk of Court to sell the Village Parkway Property at the next available sale date in accordance with § 45.031, Fla. Stat.

20. The Clerk is directed to refund the non-resident cost bond of \$100.00 posted by Plaintiff, to Plaintiff, SYNOVUS BANK, c/o Philip A. Bates, P.A., Post Office Box 1390, Pensacola, FL 32591-1390, less the Clerk's Registry fee, if any.

21. The Clerk is directed to refund the \$150.50 it is holding in its registry to Defendants', Joseph Santiago and Monique Santiago, 7032 Calle Cabeza DeVaca, Navarre, FL 32566, less the Clerk's Registry fee, if any.

COUNT III AND COUNT IV- CORAL STRIP NOTE

22. Plaintiff, SYNOVUS BANK, does have and recover from Defendants, PAUL H. TRINH and JULIE T. TRINH, jointly, severally, and as husband and wife, the sum of \$342,084.52 on the Coral Strip Loan Documents as of the date hereof, which amount shall bear interest at the rate of 4.75% per annum hereafter, or as otherwise prescribed by law, FOR WHICH SUM LET EXECUTION ISSUE against Defendants, PAUL H. TRINH and JULIE T. TRINH, jointly, severally, and as husband and wife.

COUNT V AND COUNT VI- VILLAGE PARKWAY NOTE - PAUL H. TRINH

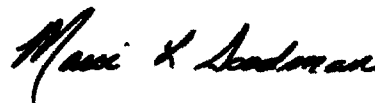
23. Plaintiff, SYNOVUS BANK, does have and recover from Defendants, PAUL H. TRINH and JULIE T. TRINH, jointly, severally, and as husband and wife, the sum of \$266,748.89 on the Village Parkway Loan Documents as of the date hereof, which amount shall bear interest at the rate of 4.75% per annum hereafter, or as otherwise prescribed by law,

FOR WHICH SUM LET EXECUTION ISSUE against Defendants, PAUL H. TRINH and JULIE T. TRINH, jointly, severally, and as husband and wife.

24. IT IS FURTHER ORDERED AND ADJUDGED that both of the Judgment Debtors, shall complete under oath Fla. R. Civ. P. Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Judgment Creditor's attorneys within forty-five (45) days from the date of this Final Judgment, unless the Final Judgment is satisfied or post-judgment discovery is stayed. Jurisdiction in this case is retained to enter further orders that are proposed to compel the Judgment Debtors to complete Form 1.977, including all required attachments, and serve it on the Judgment Creditor's attorneys.

25. The Clerk shall not close the case for a period of six (6) months, for the sale of the Village Parkway Property. Jurisdiction is also retained to enter further orders as are proper, including, without limitation, writs of possession, an award of reasonable attorneys' fees and costs to Plaintiff, SYNOVUS BANK, for time and costs incurred on both Loans, an order determining deficiency against Defendants, PAUL H. TRINH and JULIE T. TRINH, and the adjudication of all other claims pending in this case.

DONE AND ORDERED in Chambers at Milton, Santa Rosa County, Florida,
this ____ day of October, 2013.



eSigned by MARCI GOODMAN 10/14/2013 12:28:04 1W3G8NCb

HONORABLE MARCI L. GOODMAN
CIRCUIT COURT JUDGE

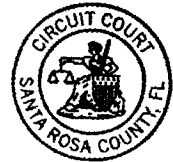
BK: 7092 PG: 1992

Conformed Copy to:

Philip A. Bates, P.A.
pbates@philipbates.net
cruebsamen@philipbates.net
lgrove@philipbates.net
Danielle Kelley
danielle@dkelleylaw.com
Joseph Santiago and Monique Santiago
7032 Calle Cabeza DeVaca
Navarre, FL 32566
and
1760 Village Parkway
Gulf Breeze, FL 32563-9061

CERTIFIED A TRUE AND CORRECT COPY
DONALD C. SPENCER
CLERK CIRCUIT COURT

BY Brandy New
DEPUTY CLERK



CLERK'S CERTIFICATE OF SERVICE

The undersigned Deputy Clerk hereby certifies that he/she delivered a true and correct copy of the foregoing via email to:

Witness my hand and seal of the Court on this 14 day of October, 2013, as clerk of the Circuit Court.

Donald C. Spencer
Clerk of the Circuit Court

By Deputy Clerk
Deputy Clerk



BK: 7092 PG: 1993

Plaintiff's Address:

Synovus Bank
1148 Broadway
Columbus, GA 31901

Defendants' Addresses:

Paul H. Trinh and Julie T. Trinh
1717B Hillyer Robinson Parkway
Oxford, AL 36203

and

4934 Woodstone Drive
Apartment 302
San Antonio, TX 78230

Joseph and Monique Santiago
1760 Village Parkway
Gulf Breeze, FL 32561

and

7032 Calle Cabeza De Vaca
Navarre, FL 32566

BK: 7092 PG: 1994

Lot 22, Whisper Bay, Sixth Addition, a subdivision of a portion of Section 30,
Township 2 South, Range 28 West, as recorded in Plat Book "C", Page 148,
Public Records of Santa Rosa County, Florida.✓



BK: 7092 PG: 1995 Last Page

LOT 7, BLOCK A, QUAYSIDE VILLAGE, BEING A PORTION OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA,
ACCORDING TO PLAT RECORDED IN PLAT BOOK E, PAGE 19, OF THE
PUBLIC RECORDS OF SAID COUNTY.

