



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

1224.36

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 16, 2024
Property description	PHAM BICH-TRAN & NGA NGUYEN & DUC NGOC LE PHAM TRUNG CHI 900 NORTH V ST PENSACOLA, FL 32505 900 N V ST 15-1776-000 S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING (Full legal attached.)	Certificate # Date certificate issued	2022 / 7405 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)
# 2022/7405	06/01/2022	2,015.42	100.77	2,116.19
→Part 2: Total*				2,116.19

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)	2,116.19
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)	2,491.19

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] Escambia, Florida
Date April 24th, 2024
Signature, Tax Collector or Designee

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

+6.25

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>12/04/2024</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400267

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
15-1776-000	2022/7405	06-01-2022	S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

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

04-16-2024
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](#)

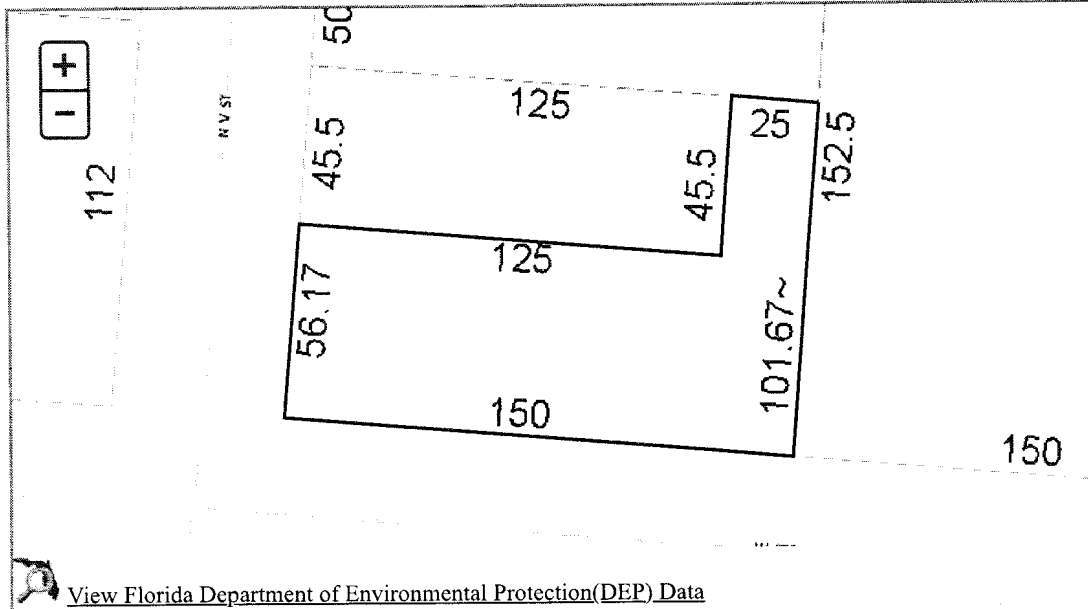
General Information Parcel ID: 000S009060010215 Account: 151776000 Owners: PHAM BICH-TRAN & PHAM TRUNG CHI Mail: NGA NGUYEN & DUC NGOC LE 900 NORTH V ST PENSACOLA, FL 32505 Situs: 900 N V ST 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window 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>\$9,431</td> <td>\$120,935</td> <td>\$130,366</td> <td>\$116,476</td> </tr> <tr> <td>2022</td> <td>\$9,431</td> <td>\$107,912</td> <td>\$117,343</td> <td>\$105,888</td> </tr> <tr> <td>2021</td> <td>\$9,431</td> <td>\$89,143</td> <td>\$98,574</td> <td>\$96,262</td> </tr> </tbody> </table> <div style="text-align: center;"> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage </div>					Year	Land	Imprv	Total	Cap Val	2023	\$9,431	\$120,935	\$130,366	\$116,476	2022	\$9,431	\$107,912	\$117,343	\$105,888	2021	\$9,431	\$89,143	\$98,574	\$96,262																												
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					Extra Features None																																																				
Parcel Information					Launch Interactive Map																																																				

Section
Map Id:
CA138

Approx.
Acreage:
0.2165

Zoned: 

R-1A
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

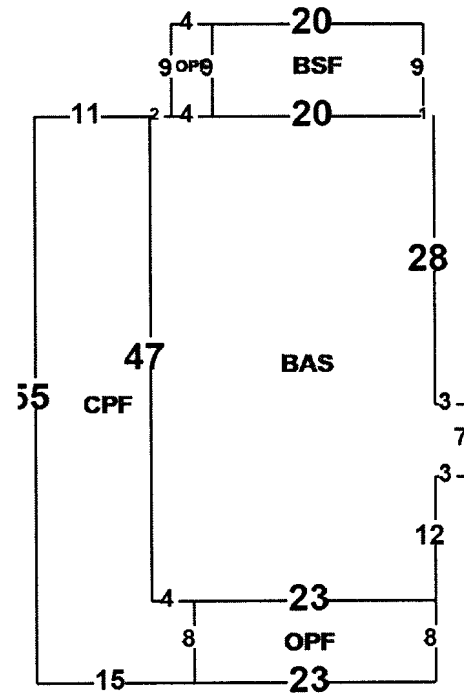
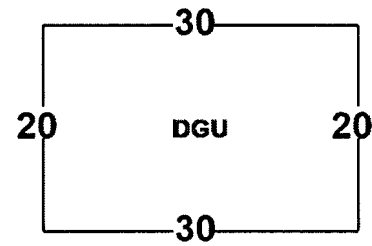
Evacuation
& Flood
Information

[Open
Report](#)

Buildings

Address: 900 N V ST, Year Built: 1918, Effective Year: 1960, PA Building ID#: 25706

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-VINYL/CORK
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



 Areas - 2927 Total SF

BASE AREA - 1290
BASE SEMI FIN - 180
CARPORT FIN - 637
DET GARAGE UNF - 600
OPEN PORCH FIN - 220

images



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 TLOA OF FLORIDA LLC holder of Tax Certificate No. 07405, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215
WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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

BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN and DUC NGOC LE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 4th day of December 2024.

Dated this 29th 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



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 #: 15-1776-000 CERTIFICATE #: 2022-7405

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 15, 2004 to and including August 15, 2024 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: August 19, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 19, 2024

Tax Account #: **15-1776-000**

1. The Grantee(s) of the last deed(s) of record is/are: **TRUNG CHI PHAM, BICHTRAN PHAM AKA BICH-TRAN P. PHAM AND NGA NGUYEN AND DUC NGOC LE AND KIM NGUYEN TRAN AND NGU NGUYEN**

By Virtue of Warranty Deed recorded 12/31/1996 in OR 4087/251 and Quit Claim Deed recorded 03/02/2000 - OR 4529/1955 Warranty Deed recorded 04/29/2008 - OR 6320/534 and Quit Claim Deed recorded 11/13/2017 - OR 7808/1183 and Quit Claim Deed recorded 10/16/2013 - OR 7089/402

ABTRACTOR'S NOTE: WE FIND DEEDS BACK THE ENTIRE 20 YEARS FILED OUT OF ORDER SO WE HAVE INCLUDED ALL GRANTEES FOR NOTICE.

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) 2021-2023 are delinquent.

Tax Account #: 15-1776-000

Assessed Value: \$116,476.00

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: DEC 4, 2024

TAX ACCOUNT #: 15-1776-000

CERTIFICATE #: 2022-7405

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.

BICH-TRAN PHUONG PHAM
AKA BICH-TRAN PHAM
AKA BICHTRAN PHAM
TRUNG CHI PHAM
NGA NGUYEN AND
DUC NGOC LE AND
KIM NGUYEN
900 NORTH V ST
PENSACOLA, FL 32505

TRUNG CHI PHAM
540 CARSON DR
PENSACOLA, FL 32507

BICH-TRAN PHUONG PHAM
12304 BAYPORT DR
PEARLAND, TX 77584

TRUNG CHI PHAM
2318 ECHO HARBOR DR.
PEARLAND, TX 77584

Certified and delivered to Escambia County Tax Collector, this 19th day of Aug, 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

August 19, 2024

Tax Account #:15-1776-000

LEGAL DESCRIPTION EXHIBIT "A"

**S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215
WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138**

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-1776-000 (1224-36)

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

WARRANTY DEED

DEED DOC STAMPS PD @ ESC CO \$ 294.00
12/31/96 ERNIE LEE MAGAHA, CLERK
By: Ernie Lee Magaha

THIS INDENTURE made this 31st day of December, 1996, by and between NELL BUTLER, a single woman, hereinafter referred to as "Grantor", and PHUONG THAO THI NGUYEN and TRUNG CHI PHAM, as husband and wife, hereinafter referred to as "Grantee" whose street address is 900 N. "V" Street, Pensacola, Florida 32504.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by Grantee to Grantor at and before execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee, and the heirs, legal representatives and assigns of Grantee, all the tract or parcel of land described as follows:

Lot 1, and a portion of Lots 2 & 24, Block 215, West King Tract, according to the map of the City of Pensacola, Escambia County, Florida copyrighted by Thomas C. Watson in 1906, more particularly described as follows: The South 56 feet 2 inches of the West 150 feet and the North 45 feet 6 inches of the South 101 feet 8 inches of the East 25 feet of the West 150 feet of Block 215, West King Tract.

THIS CONVEYANCE IS subject to mineral reservations and Federal liens of record and taxes for 1997 and each year thereafter.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR DOES HEREBY WARRANT and shall forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, legal representatives and assigns of Grantee, against the claims of all persons whomsoever.

SIGNED, SEALED AND DELIVERED by Grantor the day and year first written above written.

Signed in the presence of:

James W. Magaha
WITNESS-JAMES W. MAGAHA

Nell Butler
NELL BUTLER

Christine Gunder
WITNESS-CHRISTINE GUNDER

The foregoing instrument was acknowledged before me on this 31st day of December, 1996, by NELL BUTLER who is personally known to me or who produced FLA DL #8346 62323 929, as identification and who did take an oath.

Christine Gunder
NOTARY PUBLIC

PARCEL ID# 00-0S-00-9060-010-25
AN 15-1776-000

PREPARED BY:
James W. Magaha, Esquire
Florida Bar No: 394327
812 N. Spring Street
Pensacola, Florida
(904) 438-6224



Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 96-352128

RCD Dec 31, 1996 12:32 pm
Escambia County, Florida

DEED DOC STAMPS PD & ESC CO \$ 91.70
03/02/00 ERNIE LEE MAGANA, CLERK
By: Jenny Filly

Return to: (enclose self-addressed stamped envelope)

Name: Phuongthao Nguyen
Address: 900 N "V" St
Pensacola, FL 32505

This Instrument Prepared by:

Name: Tram Pham
Address: 900 N "V" St
Pensacola, FL 32505
Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

Space above this line for processing data

Space above this line for recording data

QUIT CLAIM DEED

This Quit Claim Deed, Executed the 2 day of March 2000
1999, by
PHUONGTHAO NGUYEN Whose post office address is
900 N "V" St. Pensacola, FL 32505 first party, to BICHTRAN PHAM
whose post office address is 900 N "V" St. Pensacola, FL 32505, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and the successors and assigns of corporations. Wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 26,006.06

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lot 1, and a portion of lots 2 + 24, block 215, West King Tract, according to the map of the city of Pensacola, Escambia County, Florida copyrighted by Thomas C. Watson in 1906, more particularly described as follows:

The south 56 feet 2 inches of the west 150 feet and the north 45 feet 6 inches of the south 101 feet 8 inches of the east 25 feet of the west 150 feet of block 215, West King Tract.

To Have and to Hold The same together with all and singular the appurtenances thereunto

belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Jennifer Tilley
Witness Signature(as to Grantor)

Jennifer Tilley
Printed Name

Sallie Arnold
Witness Signature (as to Grantor)

SALLIE ARNOLD
Printed Name

Witness Signature(as to Co Grantor)

Printed Name

Witness Signature (as to Co Grantor)

Printed Name

[Signature]
Grantor Signature

PHUONGTHAO NGUYEN
Printed Name

900 North "V" Street Pensacola, FL 32505
Post Office Address

RCD Mar 02, 2000 04:17 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-711235

Co Grantor Signature

Printed Name

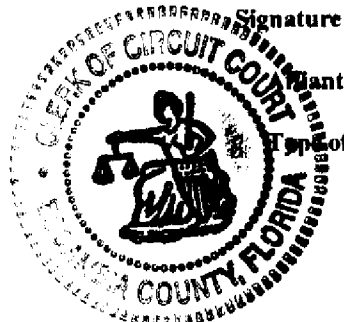
Post Office Address

State of Florida)
County of Escambia)

On March 2, 2000 before me, a Deputy Clerk PHUONGTHAO NGUYEN, personally appeared PHUONGTHAO NGUYEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on behalf of which the person(s) acted, executed the instrument.

ERNIE LEE MAGAHA, CLERK OF THE CIRCUIT COURT

WITNESS my hand and official seal.



Signature BY: Jennifer Tilley, D.C.
DEPUTY CLERK
Known XX Produced ID

Type of ID FL DRIVERS LICENSE #N250-678-58-866-0

(SEAL)

Prepared by:
Bich-tran P. Pham
900 N V. St
Pensacola, FL 32505

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Warranty Deed

Date of this Document: 4/29/2008

Reference Number of Related Documents: _____

Grantor(s):

Name Trung C. Pham
Street Address 540 Carson Dr
City/State/Zip Pensacola, FL 32507

Grantee(s):

Name Bich-Tran P. Pham
Street Address 900 N. V St
City/State/Zip Pensacola, FL 32505

Abbreviated Legal Description (i.e., lot, block, plat, or section, township, range, quarter/quarter or unit, building and condo name): Residential property

Assessor's Property Tax Parcel/Account Number(s): 15-1776-000

For good consideration, Trung C. Pham
of 540 Carson Dr. Pensacola, FL 32507, County of Escambia
State of Florida, hereby bargain, deed and convey to ~~Grantee~~ Bich-tran
P. Pham of 900 N. V St Pensacola, FL 32505
County of Escambia, State of Florida, the following described land in
Escambia County, free and clear with WARRANTY COVENANTS; to wit: Residential property
located S 56 FT 2 IN of W 150 FT and N 45 FT 6 IN of
S 101 FT 8 IN of E 25 FT of W 150

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor by deed of 900 N. V. ST Pensacola FL, dated 04/29, 2008. 32505

WITNESS the hands and seal of said Grantor this 29 day of 04, 2008.

Rebecca C. Cowan
Rebecca C. Cowan

Grantor

Marcia L. Schultz
Marcia L. Schultz

Grantor

TRUNG CHI PHAM

State of Escambia

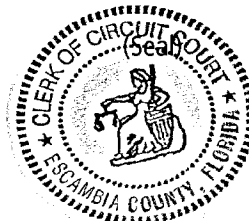
County of Florida

On April 29th, 2008, before me, Rebecca C. Cowan, personally appeared Trung Chi Pham, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Ernie Lee Magaha, Clerk of the Circuit Court
Signature Rebecca C. Cowan
Deputy Clerk

Affiant Known Unknown
ID Produced Florida Driver License



QUITCLAIM DEED

(Space above this line reserved for recording office use only)

THIS QUITCLAIM DEED, made on this date of October 05, 2013, between NGA NGUYEN and DUC NGOC LE, ("Grantors"), of ESCAMBIA County, State of FLORIDA and KIM NGUYEN TRAN and NGA NGUYEN. (Grantees"), of ESCAMBIA County, State of FLORIDA.


WITNESSETH, that Grantors, for and in consideration of the sum of \$1.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, quitclaim to Grantees and Grantees' heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in ESCAMBIA County, Florida:

Legal Description: **Lot 1, and a portion of Lots 2 & 24, Block 215, West King Tract, According to the map of the City of Pensacola, Escambia County, Florida copyrighted by Thomas C Watson in 1906, more particularly described as follows: The South 56 feet 2 inches of the West 150 feet and the North 45 feet 6 inches of the South 101 feet 8 inches of the East 25 feet of the West 150 feet of Block 215, West King Tract.**

Physical Address: **900 North V Street, Pensacola FL 32505.**

SELLER(S):

WITNESSES:

Signature 
Printed Name: NGA NGUYEN

Date: 10/5/2013

Signature 
Printed Name: DUC NGOC LE

Date: 10/5/2013

Name: THUY LE
Address: 901 Grandview St Pensacola

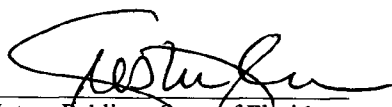
Name: Viet Tran
Address: 11 Lakewood Dr Pensacola

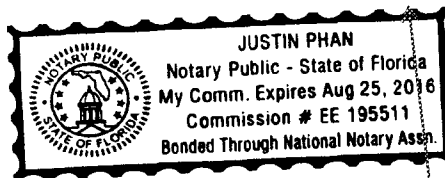
Name: Thuy Le
Address: 901 Grandview St Pensacola

Name: VIET TRAN
Address: 11 Lakewood Dr Pensacola

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me on this date: OCTOBER 18, 2011 by NGA NGUYEN & DUC NGOC LE who is/are known to me or produced the following AI DL #16014404 as identification.


Notary Public -- State of Florida
Printed Name: JUSTIN T PHAN
(Seal)



Prepared by: JUSTIN PHAN
4806 MOBILE HWY
PENSACOLA FL 32506

only 1 DL #??

Prepared By:

Bich-Tran Phuong Pham
12304 Bayport Dr
Pearland, TX 77584

After Recording Return To:

Nga Nguyen and Duc Ngoc Le
900 North V Street
Pensacola, FL 32505

Space Above This Line For Recorder's Use

FLORIDA QUIT CLAIM DEED

State of Florida
Escambia County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of forty five thousand dollars (\$45,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Bich-Tran Phuong Pham, a married individual, residing at 12304 Bayport Dr, Pearland, TX 77584

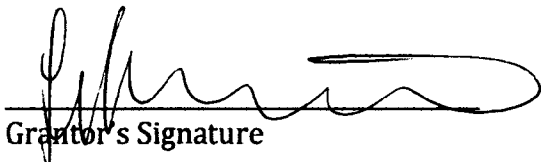
And

Trung Chi Pham, a single individual, residing at 2318 Echo Harbor Dr, Pearland, TX 77584

The receipt whereof is hereby witnessed and acknowledged, the undersigned hereby quitclaims to Nga Nguyen and Duc Ngoc Le, a married couple, residing at 900 North V Street, Pensacola, FL 32505 (herein called the "Grantee(s)"), all the rights, title, interest, and claim in or to the following described real estate, situated in Escambia County, Florida, to-wit:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25
FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955
CA 138

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.


Grantor's Signature

Bich-Tran Phuong Pham
12304 Bayport Dr
Pearland, TX 77584

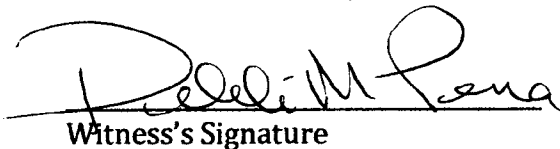
Date: 11/11/2017


Grantor's Signature

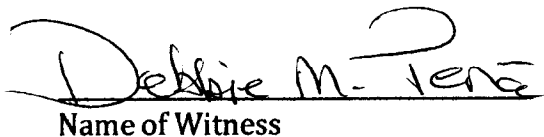
Trung Chi Pham
2318 Echo Harbor Dr
Pearland, TX 77584

Date: 11/11/2017

In Witness Whereof,

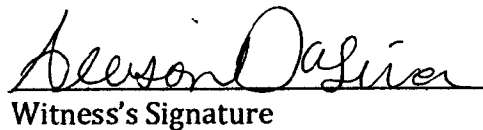

Witness's Signature

Date: 11/11/2017


Name of Witness

11601 ShadowCreek Pkwy Ste 111
Street Address

Pearland, TX 77584
City, State, Zip Code


Witness's Signature

Date: 11/11/2017

Allison Dasilva
Name of Witness

11601 ShadowCreek Pkwy Ste 111
Street Address

Pearland, TX 77584
City, State, Zip Code

State of TEXAS

County of BRAZORIA

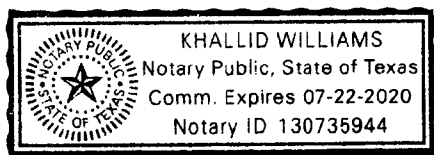
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Bich-Tran Pham and Trung Chi Pham whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of November, 2017.

Khalid Williams (SEAL)
Notary Public

My Commission expires July 22, 2020



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 07405 of 2022

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on October 17, 2024, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

BICH-TRAN PHAM TRUNG CHI PHAM
900 NORTH V ST 900 NORTH V ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

NGA NGUYEN DUC NGOC LE
900 NORTH V ST 900 NORTH V ST
PENSACOLA, FL 32505 PENSACOLA, FL 32505

KIM NGUYEN TRUNG CHI PHAM
900 NORTH V ST 540 CARSON DR
PENSACOLA, FL 32505 PENSACOLA, FL 32507

TRUNG CHI PHAM BICH-TRAN PHUONG PHAM
2318 ECHO HARBOR DR. 12304 BAYPORT DR
PEARLAND, TX 77584 PEARLAND, TX 77584

WITNESS my official seal this 17th day of October 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 07405**, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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

BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN and DUC NGOC LE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **4th day of December 2024**.

Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:
Emily Hogg
Deputy Clerk

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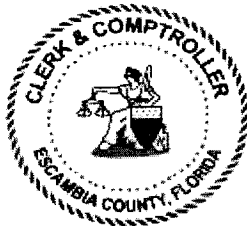
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Post Property:

900 N V ST 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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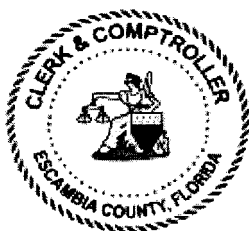
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Personal Services:

BICH-TRAN PHAM
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

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Personal Services:

TRUNG CHI PHAM
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
Deputy Clerk

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NGA NGUYEN
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By: 
Emily Hogg
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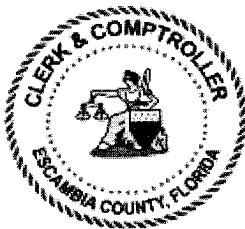
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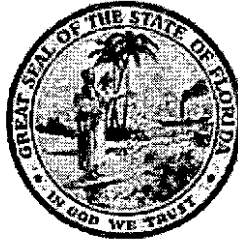
DUC NGOC LE
900 NORTH V ST
PENSACOLA, FL 32505

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

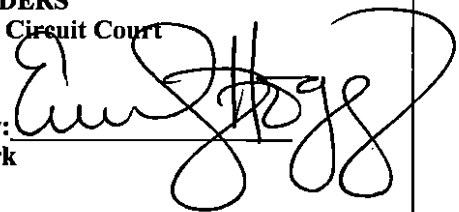
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 151776000 Certificate Number: 007405 of 2022

Payor: NGA NGUYEN 900 NORTH V ST PENSACOLA, FL 32505 Date 11/7/2024

Clerk's Check #	1	Clerk's Total	\$800.32 \$3,351.29
Tax Collector Check #	1	Tax Collector's Total	\$2,796.38
		Postage	\$65.60
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,479.30

\$3,433.89

PAM CHILDERS
Clerk of the Circuit Court

Received By: 
Deputy Clerk

Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
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**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 007405

Redeemed Date 11/7/2024

Name NGA NGUYEN 900 NORTH V ST PENSACOLA, FL 32505

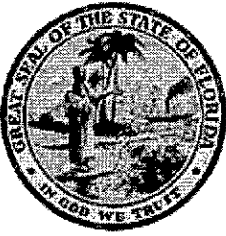
Clerk's Total = TAXDEED	\$600.32 \$3,351.29
Due Tax Collector = TAXDEED	\$2,796.38
Postage = TD2	\$65.60
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 151776000 Certificate Number: 007405 of 2022

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/4/2024"/>	Redemption Date <input type="text" value="11/7/2024"/>
Months	8	7
Tax Collector	<input type="text" value="\$2,491.19"/>	<input type="text" value="\$2,491.19"/>
Tax Collector Interest	\$298.94	\$261.57
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$2,796.38	<input type="text" value="\$2,759.01"/> TC
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="\$200.00"/>	<input type="text" value="\$200.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$64.32	\$56.28
Total Clerk	\$600.32	<input type="text" value="\$592.28"/> CH
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="\$65.60"/>	<input type="text" value="\$65.60"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,479.30	\$3,433.89
	Repayment Overpayment Refund Amount	\$45.41
Book/Page	<input type="text" value="9138"/>	<input type="text" value="353"/>

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-36

Document Number: ECSO24CIV037091NON

Agency Number: 25-000770

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07405 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BICH-TRAN PHAM AND TRUNG CHI PHAM AND NGA NGUYEN AND DUC NGOC LE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 10/25/2024 at 9:33 AM and served same at 10:39 AM on 10/29/2024 in ESCAMBIA COUNTY, FLORIDA, by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: C Davis 927
C. DAVIS, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: KMJACKSON

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 07405**, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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

BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN and DUC NGOC LE

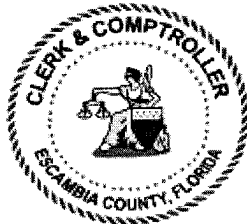
Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **4th** day of **December 2024**.

Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Post Property:

900 N V ST 32505



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

By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 OCT 23 10:06 AM
CLERK'S OFFICE
CIVIL UNIT

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-36

Document Number: ECSO24CIV037003NON

Agency Number: 25-000844

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07405 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BICH-TRAN PHAM AND TRUNG CHI PHAM AND NGA NGUYEN AND DUC NGOC LE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for BICH-TRAN PHAM , Writ was returned to court UNEXECUTED on 10/31/2024 for the following reason:

NO ANSWER AT 900 NORTH "V" STREET, HOWEVER, MALE DROVE UP AND ADVISED SUBJECT DOES NOT LIVE THERE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: _____

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 07405, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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

BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN and DUC NGOC LE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 4th day of December 2024.

Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

BICH-TRAN PHAM
900 NORTH V ST
PENSACOLA, FL 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
CLERK'S OFFICE
CIVIL UNIT

2024 OCT 21 10:01

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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Dated this 21st day of October 2024.

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Personal Services:

BICH-TRAN PHAM
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-36

Document Number: ECSO24CIV037016NON

Agency Number: 25-000847

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07405 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BICH-TRAN PHAM AND TRUNG CHI PHAM AND NGA NGUYEN AND DUC NGOC LE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for DUC NGOC LE, Writ was returned to court UNEXECUTED on 10/31/2024 for the following reason:

NO ANSWER AT GIVEN ADDRESS; LEFT CARD. MALE ADVISED SUBJECT DOES NOT LIVE THERE AND ADDRESS IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLOA OF FLORIDA LLC** holder of **Tax Certificate No. 07405**, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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

BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN and DUC NGOC LE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of December, which is the **4th** day of **December 2024**.

Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

DUC NGOC LE
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 OCT 23 11:00 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FL
CIVIL UNIT

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 07405, 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:

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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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 December, which is the 4th day of December 2024.

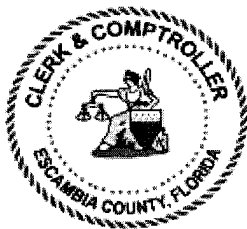
Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

DUC NGOC LE
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-36

Document Number: ECSO24CIV037007NON

Agency Number: 25-000845

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07405 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BICH-TRAN PHAM AND TRUNG CHI PHAM AND NGA NGUYEN AND DUC NGOC LE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for TRUNG CHI PHAM , Writ was returned to court UNEXECUTED on 10/31/2024 for the following reason:

LEFT CARD AT GIVEN ADDRESS; MALE ADVISED SUBJECT DOES NOT LIVE THERE AND ADDRESS IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

C Davis 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 07405, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151776000 (1224-36)

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BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN and DUC NGOC LE

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Dated this 21st day of October 2024.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

Personal Services:

TRUNG CHI PHAM
900 NORTH V ST
PENSACOLA, FL 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RECEIVED
2024 OCT 26 10 50 AM
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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Personal Services:

TRUNG CHI PHAM
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

Redeemed

NON-ENFORCEABLE RETURN OF SERVICE

1224-36

Document Number: ECSO24CIV037011NON

Agency Number: 25-000846

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07405 2022

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: BICH-TRAN PHAM AND TRUNG CHI PHAM AND NGA NGUYEN AND DUC NGOC LE
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 10/25/2024 at 9:37 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for NGA NGUYEN , Writ was returned to court UNEXECUTED on 10/31/2024 for the following reason:

NO ANSWER AT GIVEN ADDRESS; LEFT CARD. MALE ADVISED SUBJECT DOES NOT LIVE THERE AND ADDRESS IS UNKNOWN. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:

 927

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON December 4, 2024, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

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SECTION 00, TOWNSHIP 0 S, RANGE 00 W

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Personal Services:

NGA NGUYEN
900 NORTH V ST
PENSACOLA, FL 32505



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

By: 

By:
Emily Hogg
Deputy Clerk

ESCAMBIA COUNTY FL
CLERK'S OFFICE
CIVIL UNIT

2024 OCT 21 10 53 AM

RECEIVED

WARNING

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Dated this 21st day of October 2024.

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Personal Services:

NGA NGUYEN
900 NORTH V ST
PENSACOLA, FL 32505

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

BICH-TRAN PHAM [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

9171 9690 0935 0129 1293 99

TRUNG CHI PHAM [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

9171 9690 0935 0129 1293 82

NGA NGUYEN [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

9171 9690 0935 0129 1293 75

DUC NGOC LE [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

9171 9690 0935 0129 1293 68

KIM NGUYEN [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

9171 9690 0935 0129 1293 51

TRUNG CHI PHAM [1224-36]
540 CARSON DR
PENSACOLA, FL 32507

9171 9690 0935 0129 1293 44

TRUNG CHI PHAM [1224-36]
2318 ECHO HARBOR DR.
PEARLAND, TX 77584

9171 9690 0935 0129 1293 37

BICH-TRAN PHUONG PHAM [1224-36]
12304 BAYPORT DR
PEARLAND, TX 77584

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Redeemed

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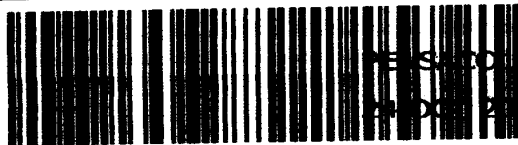
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

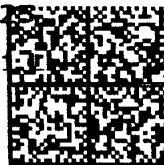
Pensacola, FL 32502



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PENSACOLA FL 32502

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10/24/2024 ZIP 32502
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COX Y, FL

NGA NGUYEN [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

UNC

32502-25833

NIXIE

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RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

BC: 32502583335

*2638-02998-24-35



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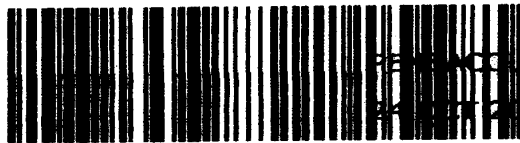
Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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PENSACOLA FL 32502

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US POSTAGE

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CLERK OF CIRCUIT COURT
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PANAMA COUNTY, FL

BICH-TRAN PHAM [1224-36]

900 NORTH V ST

PENSACOLA, FL 32505

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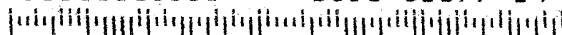
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Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502



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10/24/2024 ZIP 32502
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PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
OFFICIAL RECORDS
221 PALAFOX PLACE, SUITE 110
PENSACOLA, FL 32502

2024 NOV 18 A 11:55

900 NORTH V ST
PENSACOLA, FL 32505

DUC NGOC LE [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

UNC
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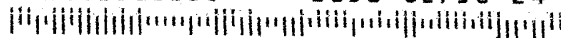
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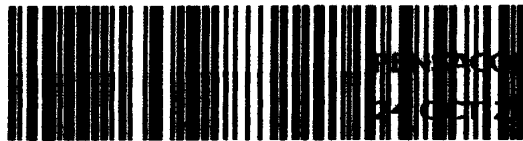
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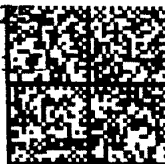


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PENSACOLA FL 32502
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Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502

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CLERK OF THE CIRCUIT COURT
2024 NOV 18 A 11:55
PENSACOLA, FL
PENSACOLA COUNTY, FL

TRUNG CHI PHAM [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

UNC

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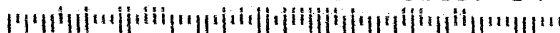
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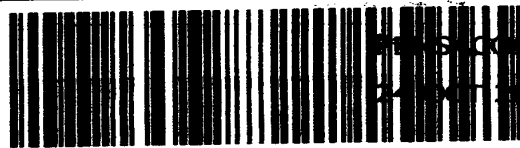
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221 Palafox Place, Suite 110
Pensacola, FL 32502

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2024 NOV 10 A 11:10

RECEIVED

KIM NGUYEN [1224-36]
900 NORTH V ST
PENSACOLA, FL 32505

NIXIE

322 DE 1

0011/14/24

RETURN TO SENDER
UNCLAIMED
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BC: 32502583335

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THE SUMMATION WEEKLY

A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That TLOA OF FLORIDA LLC holder of Tax Certificate No. 07405, 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:

S 56 FT 2 IN OF W 150 FT AND N 45 FT 6 IN OF S 101 FT 8 IN OF E 25 FT OF W 150 FT BLK 215 WEST KING TRACT OR 4087 P 251 OR 4529 P 1955 CA 138

SECTION 00, TOWNSHIP 0 S, RANGE 00 W
TAX ACCOUNT NUMBER 151776000 (1224-36)

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

BICH-TRAN PHAM and TRUNG CHI PHAM and NGA NGUYEN
and DUC NGOC LE

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 4th day of December 2024.

Dated this 24th day of October 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

4WR10/30-11/20TD

Name: Emily Hogg, Deputy Clerk
Order Number: 7510
Order Date: 10/25/2024
Number Issues: 4
Pub Count: 1
First Issue: 10/30/2024
Last Issue: 11/20/2024
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: The Summation Weekly: 10/30/2024, 11/6/2024, 11/13/2024, 11/20/2024


Emily Hogg, Deputy Clerk
First Judicial Circuit, Escambia County
190 W. Government St.
Pensacola FL 32502
USA

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

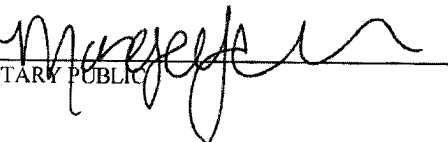
2022 TD 07405 TLOA OF FLORIDA LLC – Pham et al

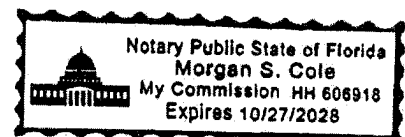
was published in said newspaper in and was printed and released from 10/30/2024 until 11/20/2024 for a consecutive 4 weeks.

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

X 
MALCOLM BALLINGER,
PUBLISHER FOR THE SUMMATION WEEKLY
STATE OF FLORIDA COUNTY OF ESCAMBIA

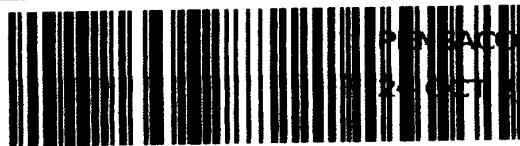
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, on 11/20/2024, by MALCOLM BALLINGER, who is personally known to me.

X 
NOTARY PUBLIC



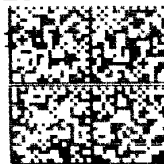
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Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



PENSACOLA FL 325

24 OCT 10 24PM



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10/24/2024 ZIP 32502
043M31219251

US POSTAGE

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Handwritten signature: FWD

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TRUNG CHI PHAM [1224-36]
540 CARSON DR
PENSACOLA, FL 32507

NIXIE

322 DC 1

0011/19/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 32502583335

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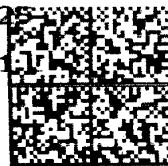
Pam Childers
Clerk of the Circuit Court & Comptroller
Official Records
221 Palafox Place, Suite 110
Pensacola, FL 32502



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PENSACOLA FL 325

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10/24/2024 ZIP 32502
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US POSTAGE

*Not
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BICH-TRAN PHUONG PHAM [1224-36]
12304 BAYPORT DR
PEARLAND, TX 77584

NIXIE

773 DC 1

0011/16/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC BC: 32502583335 *2638-02204-24-35
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