



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

0725-51

Part 1: Tax Deed Application Information			
Applicant Name Applicant Address	TLGFY, LLC CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC PO BOX 669139 DALLAS, TX 75266-9139	Application date	Apr 22, 2024
Property description	TRAN DIEN VIET TRAN VIEN V 305 N STILLMAN ST PENSACOLA, FL 32505 3120 BAYOU DR 15-4250-000 LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141	Certificate #	2022 / 7576
		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)
# 2022/7576	06/01/2022	2,092.54	104.63	2,197.17
→Part 2: Total*				2,197.17

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)	2,197.17
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,359.89
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,932.06

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: Escambia, Florida
Date April 25th, 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

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>07/02/2025</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.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400684

To: Tax Collector of ESCAMBA COUNTY, Florida

I,
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139,

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
15-4250-000	2022/7576	06-01-2022	LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141

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
TLGFY, LLC
CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF
TLGFY, LLC
PO BOX 669139
DALLAS, TX 75266-9139

04-22-2024
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

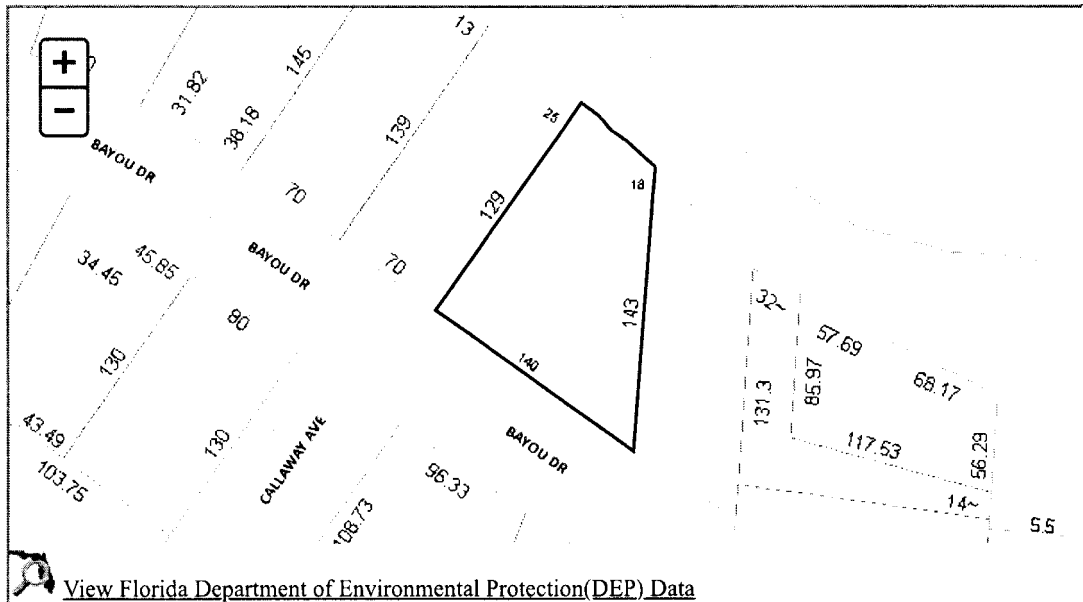
General Information Parcel ID: 000S009092001006 Account: 154250000 Owners: NGUYEN YEN THI Mail: 305 N STILLMAN ST PENSACOLA, FL 32505 Situs: 3120 BAYOU DR 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax inquiry link courtesy of Scott 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>\$43,200</td> <td>\$88,767</td> <td>\$131,967</td> <td>\$130,688</td> </tr> <tr> <td>2022</td> <td>\$39,600</td> <td>\$79,208</td> <td>\$118,808</td> <td>\$118,808</td> </tr> <tr> <td>2021</td> <td>\$39,600</td> <td>\$63,750</td> <td>\$103,350</td> <td>\$103,350</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for Exemption(s) Online</p> <p style="text-align: center;">Report Storm Damage</p>					Year	Land	Imprv	Total	Cap Val	2023	\$43,200	\$88,767	\$131,967	\$130,688	2022	\$39,600	\$79,208	\$118,808	\$118,808	2021	\$39,600	\$63,750	\$103,350	\$103,350																																		
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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>04/03/2024</td> <td>9131</td> <td>1287</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>03/23/2024</td> <td>9126</td> <td>967</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>07/06/2021</td> <td>8571</td> <td>572</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>12/21/2020</td> <td>8430</td> <td>1265</td> <td>\$55,000</td> <td>WD</td> <td></td> </tr> <tr> <td>10/23/2020</td> <td>8391</td> <td>829</td> <td>\$55,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/28/2016</td> <td>7519</td> <td>1862</td> <td>\$108,000</td> <td>WD</td> <td></td> </tr> <tr> <td>02/01/2010</td> <td>6557</td> <td>816</td> <td>\$90,000</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1981</td> <td>1531</td> <td>614</td> <td>\$100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Official Records (New Window)	04/03/2024	9131	1287	\$100	WD		03/23/2024	9126	967	\$100	WD		07/06/2021	8571	572	\$100	WD		12/21/2020	8430	1265	\$55,000	WD		10/23/2020	8391	829	\$55,000	WD		04/28/2016	7519	1862	\$108,000	WD		02/01/2010	6557	816	\$90,000	WD		04/1981	1531	614	\$100	WD		2023 Certified Roll Exemptions None				
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Legal Description LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 9126 P 967 OR 9131 P 1287 CA 141																																																																	
Extra Features None																																																																	
Parcel Information						Launch Interactive Map																																																											

Section
Map Id:
CA141

Approx.
Acreage:
0.3306

Zoned:

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

Evacuation
& Flood
Information
[Open
Report](#)

Buildings

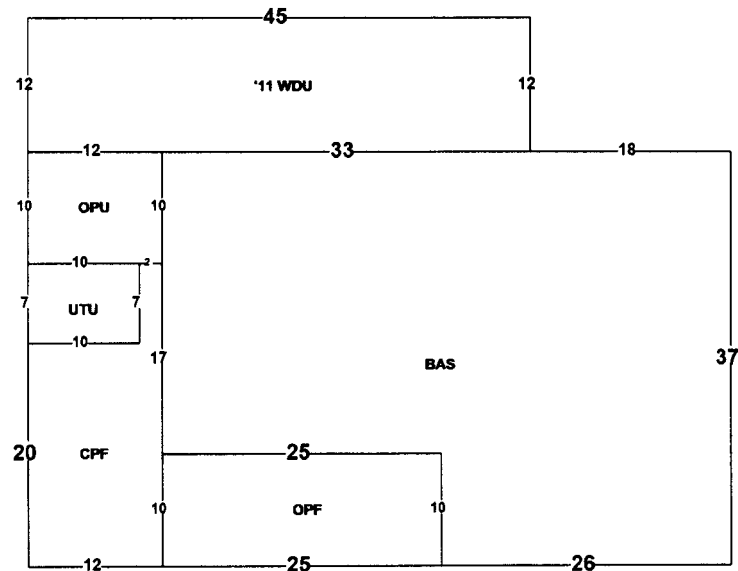
Address:3120 BAYOU DR, Year Built: 1953, Effective Year: 1975, PA Building ID#: 27664

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-BRICK-COMMON
- EXTERIOR WALL-ALUMINUM SIDING
- FLOOR COVER-CARPET
- FOUNDATION-WOOD/SUB FLOOR
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-5
- NO. STORIES-1
- ROOF COVER-COMPOSITION SHG
- ROOF FRAMING-HIP
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME

Areas - 2871 Total SF

- BASE AREA - 1637
- CARPORT FIN - 254
- OPEN PORCH FIN - 250
- OPEN PORCH UNF - 120
- UTILITY UNF - 70
- WOOD DECK UNF - 540



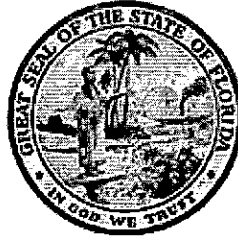
Images



10/16/2023 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.

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: 154250000 Certificate Number: 007576 of 2022

Payor: YEN THI NGUYEN 305 N STILLMAN ST PENSACOLA, FL 32505 Date 5/7/2024

Clerk's Check #	1	Clerk's Total	\$558.60 \$5,155.13
Tax Collector Check #	1	Tax Collector's Total	\$6,048.02
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$6,723.62

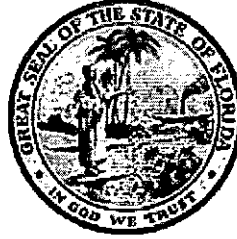
\$5,172.13

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
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 CIRCUIT CIVIL
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CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2022 TD 007576
Redeemed Date 5/7/2024

Name YEN THI NGUYEN 305 N STILLMAN ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$558.60	\$558.60 \$5,155.13
Due Tax Collector = TAXDEED	\$6,048.02	
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
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 154250000 Certificate Number: 007576 of 2022

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="7/2/2025"/>	Redemption Date <input type="text" value="5/7/2024"/>
Months	15	1
Tax Collector	<input type="text" value="\$4,932.06"/>	<input type="text" value="\$4,932.06"/>
Tax Collector Interest	\$1,109.71	\$73.98
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,048.02	<input type="text" value="\$5,012.29"/> 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="\$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	\$102.60	\$6.84
Total Clerk	\$558.60	<input type="text" value="\$462.84"/> 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="\$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	\$6,723.62	\$5,492.13
	Repayment Overpayment Refund Amount	\$1,231.49
Book/Page	<input type="text"/>	<input type="text"/>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **TLGFY LLC** holder of **Tax Certificate No. 07576**, issued the **1st** day of **June, A.D., 2022** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 154250000 (0725-51)

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

YEN THI NGUYEN

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 July, which is the **2nd day of July 2025**.

Dated this 7th day of May 2024.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 9143, Page 101, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07576, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 154250000 (0725-51)

DESCRIPTION OF PROPERTY:

LT 1 BLK 6 BAYOU GROVE S/D PB 2 P 87 OR 8430 P 1265 OR 8571 P 572 CA 141

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: YEN THI NGUYEN

Dated this 7th day of May 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk