

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

1025-34

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540			Application date		Apr 21, 2025	
Property description	DANG LEN P 55 LOUIS DR MELVILLE, NY 11747 2833 BELLVIEW AVE 04-1211-000 BEG NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 (Full legal attached.)				Certificate # Date certificate issued		2023 / 1543
							06/01/2023
Part 2: Certificat	es Owned by App	licant and	d Filed w	ith Tax Deed	Appli	cation	
Column 1 Certificate Numbe	Colum er Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/1543	06/01/2	023	2,716.56			135.83	2,852.39
						→Part 2: Total*	2,852.39
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/1651	06/01/2024		3,026.01		6.25	194.17	3,226.43
						Part 3: Total*	3,226.43
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
1. Cost of all cert	ificates in applicant's	possessio	n and othe	r certificates red (**	deeme Total o	ed by applicant of Parts 2 + 3 above)	6,078.82
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						2,934.01
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.5	42, F.S. (s	ee Tax Collecto	r Instr	ructions, page 2)	0.00
7.					То	tal Paid (Lines 1-6)	9,387.83
•	nformation is true and				y infor	mation report fee, an	nd tax collector's fees
1.						Escambia, Florid	а
Sign here:	ature, Tax Collector or Des	ignee			. [Date <u>April 24th, 2</u>	2025
Sign	Time, in policition of Des	· g. 100					

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)				
8.	Processing tax deed fee				
9.	Certified or registered mail charge				
10.	to the state of th				
11.					
12.					
13.					
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.	16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)				
Sign	here: Date of sale 10/01/2025 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.

BEG NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500439

To: Tax Collector of <u>ESC</u>	AMBIA COUNTY,	Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-19 hold the listed tax certificate a		ame to the Tax (Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
04-1211-000	2023/1543	06-01-2023	BEG NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499
 pay all delinquent a pay all Tax Collector Sheriff's costs, if app 	ling tax certificates plus inte nd omitted taxes, plus inte r's fees, property informatio olicable.	rest covering the n report costs, C	e property. Elerk of the Court costs, charges and fees, and
Attached is the tax sale certification which are in my possession.	icate on which this applicati	on is based and	all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 202 PO BOX 71540 PHILADELPHIA, PA 1917	76-1540		<u>04-21-2025</u> Application Date
Applicar	nt's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

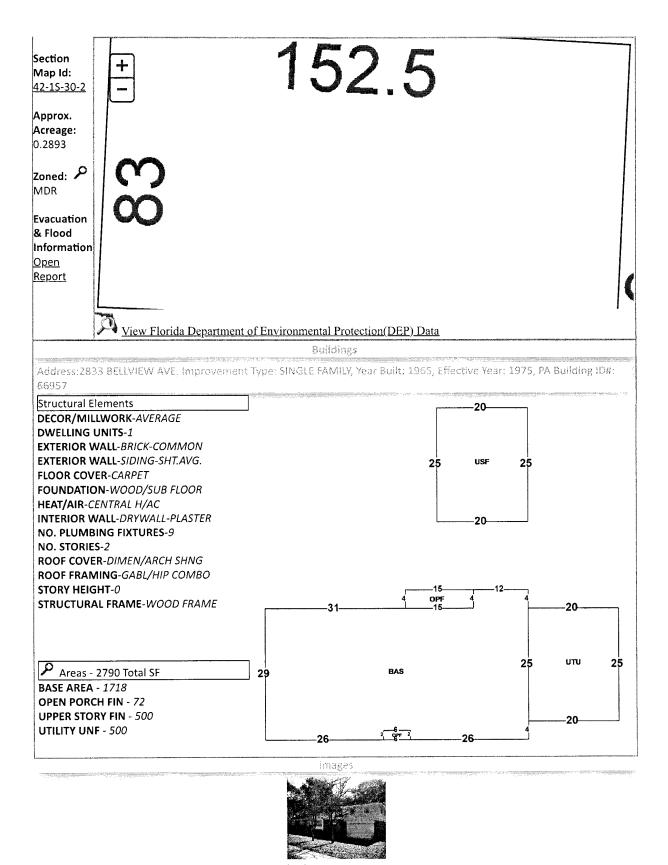
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Nav. Mode	Acco	ount OP	arcel ID	•					FILLES FILE	endly Version
General Informa	ition					Assessr	nents			
Parcel ID:	421S	30220100	7014		2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2	Year	Land	Imprv	Total	Cap Val
Account:	0412	11000				2024	\$25,204	\$187,261	\$212,465	\$209,408
Owners:	DANG	3 LEN P				2023	\$25,204	\$179,830	\$205,034	\$190,373
Mail:		OUIS DR /ILLE, NY :	11747		ļ	2022	\$12,602	\$160,463	\$173,065	\$173,069
Situs:	2833	BELLVIEV	V AVE 3	2526		Disclaimer				
Use Code:	SING	LE FAMIL	RESID	م		T Fakimakan				
Taxing Authority:	ty: COUNTY MSTU			Tax Estimator Change of Address						
Tax Inquiry:		<u>Tax Inqu</u>								the state of the s
Tax Inquiry link Escambia Count	y Tax Cc	Hector			School of the second of the se	Jan AAA DAA SAA SAA SAA SAA SAA SAA SAA SAA		or Exemption	***************************************	
							<u>ke</u>	port Storm	<u>Damage</u>	
Sales Data Tyr	e List: 🗸	Þ					ertified Roll		zinizazi - 4890mm	M. M. Martines i M. M. Martines and s. s.
Sale Date Bo	Stranger Soldware	to an electrical production	Туре	Multi Parcel	Records	None				
07/30/2021 85	38 1499	\$153,000) WD	Ν	D.	427	escription		newspielitie w dantingsamb 2.22	
07/31/2014 72	05 267	\$85,500) WD	N	[a			K N WEST PEN		
	16 455	\$67,600) WD	N		II	_	OF BLCK N 83	3 FT ELY 90 DE	:G 151
·	68 498	\$58,500		N	Ē,	64/100) FT N 🔑			
) WD	N	Ľþ					
44, 4	85 65	,								
	.6 442	\$22,000		N	C _o		eatures			iina aa ah ii ii ah
Official Records Escambia Coun	. Inquiry ty Clerk	courtesy of the Cir	of Parn cuit Co	Childers urt and C	omptroller	None				
Parcel Informa		H							i aunch Int	teractive Ma



1/16/2015 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
ESCAMBIA COUNTY FLORIDA
INST# 2025034490 5/13/2025 1:16 PM
OFF REC BK: 9316 PG: 892 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01543**, issued the **1st** day of **June, A.D., 2023** 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 NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041211000 (1025-34)

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

LEN P DANG

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 **1st** day of October 2025.

Dated this 13th day of May 2025.

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.

STATE COUNTY TO THE COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPO	THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFORD, ES	SCAMBIA COUNTY TA	X COLLECTOR				
TAX ACCOUNT #:	04-1211-000	CERTIFICATE #: _	2023-15	543		
REPORT IS LIMITED T	TITLE INSURANCE. TH O THE PERSON(S) EXP RT AS THE RECIPIENT(RESSLY IDENTIFIED I	BY NAME IN TH	E PROPERTY		
listing of the owner(s) of tax information and a list	pared in accordance with the record of the land described ing and copies of all open in the Official Record Books 2 herein.	ed herein together with co or unsatisfied leases, mor	arrent and delinque rtgages, judgments	ent ad valorem and		
	o: Current year taxes; taxe rface rights of any kind or boundary line disputes.					
	are or guarantee the validit ce policy, an opinion of tit					
Use of the term "Report"	herein refers to the Proper	rty Information Report an	d the documents a	ttached hereto.		
Period Searched: J	uly 11, 2005 to and inclu	ding July 11, 2025	Abstractor:	Andrew Hunt		
BY						
Malphe						

Michael A. Campbell, As President

Dated: July 14, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

July 14, 2025

Tax Account #: 04-1211-000

1. The Grantee(s) of the last deed(s) of record is/are: LEN P DANG

By Virtue of Warranty Deed recorded 8/3/2021 in OR 8588/1499

- 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. Tourist Development Tax Warrant in favor of Escambia County recorded 5/2/2022 OR 8775/28
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 04-1211-000 Assessed Value: \$209,408.00

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 Property Information Report 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 SOLUTIONS

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

CEDTIFIC	ATION, DDA	ADDDTV NICO	DATATION	DEDODT FOR TRA
C R.K I I H I C	A I II JIN' PRI	JPERTY INFO	RVIAILUN	REPORT FOR TDA

TAX DEED SALE DATE: _	OCT 1, 2025						
TAX ACCOUNT #:	04-1211-000						
CERTIFICATE #:	2023-1543						
those persons, firms, and/or a	7.522, Florida Statutes, the following is gencies having legal interest in or claim ed tax sale certificate is being submitted	against the above-described					
Notify Escambi	ensacola, P.O. Box 12910, 32521 a County, 190 Governmental Center, 32 	502					
LEN P DANG	LEN P DANG	LEN P DANG					
55 LOUIS DR	22-12 MURRAY ST	2833 BELLVIEW AVE					
MELVILLE, NY 11747	WHITESTONE, NY 11357	PENSACOLA, FL 32526					
LEN P DANG 130-20 58TH AVE	ESCAMBIA COUNTY FINANCE/TREASURY						
FLUSHING, NY 11355	221 PALAFOX PL STE 110						
220022111000	PENSACOLA, FL. 32502						

Certified and delivered to Escambia County Tax Collector, this 15th day of July 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT, INC.

BY: Michael A. Campbell, As Its President

Malphel

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

July 14, 2025 Tax Account #:04-1211-000

LEGAL DESCRIPTION EXHIBIT "A"

BEG NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1211-000(1025-34)

Recorded in Public Records 8/3/2021 10:42 AM OR Book 8588 Page 1499, Instrument #2021085375, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$1,071.00

Prepared by: Jeremy Dubyak Southtrust Law & Title, Inc. 600 University Office Blvd. Pensacola, Florida 32504

File Number: 21-0165 Sale Price \$153,000,00

WARRANTY DEED

Made this July 30, 2021 A.D. By Michelle R Jeter, a single woman, whose address is: 4317 Floridatown Rd, Pace, Florida 32571, hereinafter called the grantor, to Len P Dang, whose post office address is: 130-20 58th Ave, Flushing, New York 11355, hereinafter called the grantee:

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

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

Begin at the Northwest Corner of Block N, WEST PENSACOLA HEIGHTS, a subdivision of a portion of Section 42, Townships 1 and 2 South, Ranges 30 and 31 West, Escambia County, Florida, according to plat recorded in Plat Book 2, Page 34-A, of the Public Records of said County; thence South along the West line of said Block N a distance of 83.0 feet; thence Easterly at an angle of 90 degrees a distance of 151.64 feet; thence North parallel to the West line of said Block N a distance of 81.5 feet, more or less, to the North line of said Block; thence West 151.64 feet to the Point of Beginning.

Parcel ID Number: 421S302201007014

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, 2021.

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

BK: 8588 PG: 1500

Warranty Deed page 2

Signed, sealed and delivered in our presence:

Witness: Jeremy L Dubyak

Michelle R Jeter
Address: 4317 Floridatown Rd, Pace, Florida 32571

Witness: Jan Gaston

State of Florida County of Escambia

The foregoing instrument was acknowledged before me this 30th day of July, 2021, by Michelle R Jeter, who has produced driver's license as identification.

#HH 033776

#HH 033776

#HOSUNCE STATE OF THE PROPERTY OF THE

Notary Public Printed Name:: Jeremy L Dubyak My Commission Expires: BK: 8588 PG: 1501 Last Page

Name of Roadway:

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement

Legal Address of Property: 283	3 Bellview Ave, Pensacola, FL 32526
	ted () has not accepted the abutting roadway for maintenance. Southtrust Law & Title, Inc. 600 University Office Blvd, Suite 1B Address Pensacola, FL 32504 City, State, Zip Code
As to Sellers Michelle R. Jeter	Witness Witness
As to Buyers Len P Dang	Witness Witness

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

Recorded in Public Records 5/2/2022 12:19 PM OR Book 8775 Page 28, Instrument #2022044382, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder • Auditor

TOURIST DEVELOPMENT TAX WARRANT

Len Dang 22-12 Murray St Whitestone, NY 11357

PROPERTY ADDRESS: 2833 Bellview Ave / Pensacola, FL 32526 PARCEL ID: 421S302201007014

ESCAMBIA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA TO ALL AND SINGULAR, THE CLERKS OF THE CIRCUIT COURTS AND TO ALL AND SINGULAR, THE SHERIFFS OF THE STATE OF FLORIDA

WARRANT FOR COLLECTION OF DELINQUENT TOURIST DEVELOPMENT TAX

Under Chapter 125.0104 and Chapter 212, Florida Statutes, the warrant shall become a lien on any real or personal property of the taxpayer in the same manner as a recorded judgment.

The taxpayer named above in the County of Escambia is indebted to Escambia County Clerk of Court and Comptroller in the following amounts:

TAX	\$ 2,612.50
PENALTY	\$ 300.00
INTEREST	\$ 66.64
FEE(S)	\$ 23.00
*GRAND TOTAL	\$ 3,002,14

^{*}Plus all additional tax, penalty, interest, and or fees due on the account through payoff

For returns due on or before December 31, 1999, interest is due at the rate of twelve percent (12%) per annum. For returns due on or after January 1, 2000, a floating rate of interest applies in accordance with section 213.235, Florida Statutes.

Total amount due and unpaid is now delinquent and subject to collection as provided by County ordinance and State law. Under the law and ordinance it is the duty of the Clerk of the Circuit Court, Escambia County, State of Florida, to issue a warrant for the collection of the delinquent taxes, together with penalties, interest, and cost of collection.

Witness my hand and official seal in this City of Pensacola, Escambia County, Florida this 2nd of May, 2022.

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

Deputy Ne

Finance/Treasury • 221 Palafox Place • Suite 110 • Pensacola, FL 32502 Telephone (850) 595-4829 • tdt@EscambiaClerk.com

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01543 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on August 14, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LEN P DANG	LEN P DANG
55 LOUIS DR	130-20 58TH AVE
MELVILLE, NY 11747	FLUSHING, NY 11355

LEN P DANG
22-12 MURRAY ST
WHITESTONE, NY 11357
PENSACOLA, FL 32526

ESCAMBIA COUNTY FINANCE/TREASURY 221 PALAFOX PLACE STE 110 PENSACOLA FL 32502

WITNESS my official seal this 14th day of August 2025.

COMPTRO H

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01543, issued the 1st day of June, A.D., 2023 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 NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041211000 (1025-34)

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

LEN P DANG

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of October, which is the 1st day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

S STATE OF THE STA

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01543, issued the 1st day of June, A.D., 2023 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 NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041211000 (1025-34)

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

LEN P DANG

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of October, which is the **1st** day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

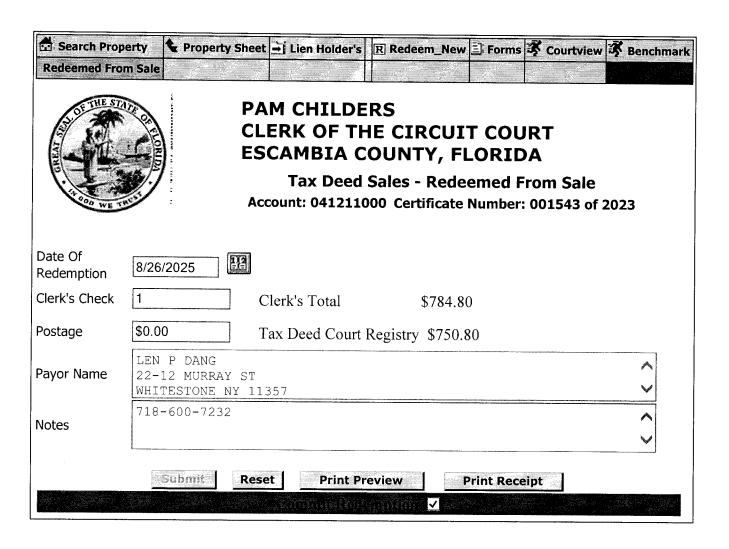
2833 BELLVIEW AVE 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.





Agency Number: 25-008972

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

1025.34



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033753NON

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 01543 2023

Attorney/Agent: **PAM CHILDERS CLERK OF COURT** TAX DEED

Plaintiff:

RE: LEN P DANG

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 8/22/2025 at 8:56 AM and served same at 10:03 AM on 8/25/2025 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:

Service Fee:

Receipt No:

BILL

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 October 1, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 01543, issued the 1st day of June, A.D., 2023 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 NW COR OF BLK N WEST PENSACOLA HTS PB 2 P 34A FOR POB S ALG W LI OF BLCK N 83 FT ELY 90 DEG 151 64/100 FT N PARL W LI OF BLK N 81 5/10 FT TO N LI OF BLK W 151 64/100 FT TO POB OR 8588 P 1499

SECTION 42, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041211000 (1025-34)

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

LEN P DANG

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of October, which is the **1st** day of October 2025.

Dated this 11th day of August 2025.

TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

IF YOU HAVE QUESTIONS REGARDING THE AUCTION PROCESS, PLEASE CONTACT THE TAX DEEDS DIVISION AT 850-595-3793 OR EMAIL TAXDEEDS@ESCAMBIACLERK.COM

Post Property:

2833 BELLVIEW AVE 32526



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

2025 AUG 22 AM 8: 56

Company of the compan

LEN P DANG [1025-34] 55 LOUIS DR MELVILLE, NY 11747 LEN P DANG [1025-34] 130-20 58TH AVE FLUSHING, NY 11355

9171 9690 0935 0127 1711 78

9171 9690 0935 0127 1711 61

LEN P DANG [1025-34] 22-12 MURRAY ST WHITESTONE, NY 11357 LEN P DANG [1025-34] 2833 BELLVIEW AVE PENSACOLA, FL 32526

9171 9690 0935 0127 1710 00



9171 9690 0935 0127 1710 17

ESCAMBIA COUNTY [1025-34] FINANCE/TREASURY 221 PALAFOX PLACE STE 110 PENSACOLA FL 32502

Pam Childers

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

LECAMBIA COUNTY. SEP ERK

LEN P DANG [1025-34] 130-20 58TH AVE FLUSHING, NY 11355 CERTIFIED MAIL

355-510720 325**0**2>5833



quadient FIRST-CLASS MAIL

\$008.86° 08/21/2025 ZIP 32502 043M31219251

US POSTAGE

2500008/28/25

326 NFE 1 NIXIE

NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

*Z538-04080-ZZ-Z4 BC: 32502583335 յյունայյյուգույթյունը արդանային այրությունը և այրությունը և այրությունը և այրությունը և այրությունը և այրությ