



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 Information

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 #	2023 / 1543
		Date certificate issued	06/01/2023

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)
# 2023/1543	06/01/2023	2,716.56	135.83	2,852.39
→Part 2: Total*				2,852.39

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)
# 2024/1651	06/01/2024	3,026.01	6.25	194.17	3,226.43
Part 3: Total*					3,226.43

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)	6,078.82
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,934.01
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)	9,387.83

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: 
Signature, Tax Collector or Designee

Escambia, Florida

Date April 24th, 2025

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>10/01/2025</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.

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

512
R. 12/16

Application Number: 2500439

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
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

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

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

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: 4215302201007014 Account: 041211000 Owners: DANG LEN P Mail: 55 LOUIS DR MELVILLE, NY 11747 Situs: 2833 BELLVIEW AVE 32526 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$25,204</td> <td>\$187,261</td> <td>\$212,465</td> <td>\$209,408</td> </tr> <tr> <td>2023</td> <td>\$25,204</td> <td>\$179,830</td> <td>\$205,034</td> <td>\$190,371</td> </tr> <tr> <td>2022</td> <td>\$12,602</td> <td>\$160,463</td> <td>\$173,065</td> <td>\$173,065</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2024	\$25,204	\$187,261	\$212,465	\$209,408	2023	\$25,204	\$179,830	\$205,034	\$190,371	2022	\$12,602	\$160,463	\$173,065	\$173,065																													
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Sales Data Type List: <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>07/30/2021</td> <td>8588</td> <td>1499</td> <td>\$153,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>07/31/2014</td> <td>7205</td> <td>267</td> <td>\$85,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/1998</td> <td>4316</td> <td>455</td> <td>\$67,600</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>05/1985</td> <td>2068</td> <td>498</td> <td>\$58,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>08/1981</td> <td>1585</td> <td>65</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1968</td> <td>416</td> <td>442</td> <td>\$22,000</td> <td>WD</td> <td>N</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	Multi Parcel	Records	07/30/2021	8588	1499	\$153,000	WD	N		07/31/2014	7205	267	\$85,500	WD	N		09/1998	4316	455	\$67,600	WD	N		05/1985	2068	498	\$58,500	WD	N		08/1981	1585	65	\$100	WD	N		01/1968	416	442	\$22,000	WD	N		2024 Certified Roll Exemptions None Legal Description 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... Extra Features None				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																						
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Parcel Information							Launch Interactive Map																																																					

Section
Map Id:
42-15-30-2

Approx.
Acreage:
0.2893

Zoned: 
MDR

Evacuation
& Flood
Information
[Open](#)
[Report](#)



152.5

38



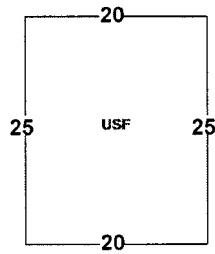
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 2833 BELLVIEW AVE, Improvement Type: SINGLE FAMILY, Year Built: 1965, Effective Year: 1975, PA Building ID#: 66957

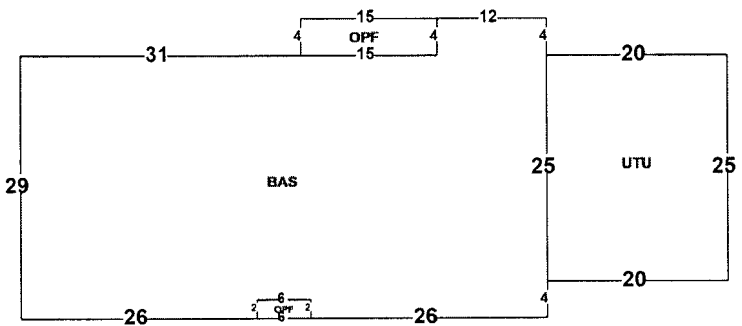
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-COMMON
EXTERIOR WALL-SIDING-SHT.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

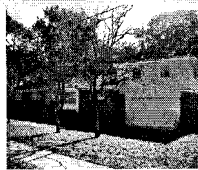


Areas - 2790 Total SF

BASE AREA - 1718
OPEN PORCH FIN - 72
UPPER STORY FIN - 500
UTILITY UNF - 500



Images



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.

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.



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 REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-1211-000 CERTIFICATE #: 2023-1543

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



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

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: OCT 1, 2025

TAX ACCOUNT #: 04-1211-000

CERTIFICATE #: 2023-1543

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

LEN P DANG
55 LOUIS DR
MELVILLE, NY 11747

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

LEN P DANG
2833 BELLVIEW AVE
PENSACOLA, FL 32526

LEN P DANG
130-20 58TH AVE
FLUSHING, NY 11355

ESCAMBIA COUNTY
FINANCE/TREASURY
221 PALAFOX PL STE 110
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

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.

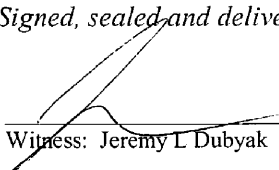
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

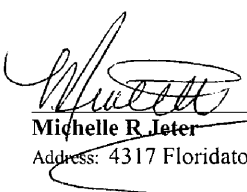
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

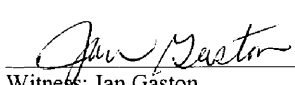
BK: 8588 PG: 1500

Warranty Deed
page 2

Signed, sealed and delivered in our presence:


Witness: Jeremy L Dubyak

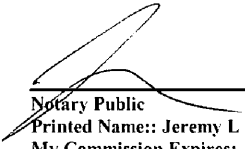

Michelle R Jeter
Address: 4317 Floridatown Rd, Pace, Florida 32571


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.




Notary Public
Printed Name:: Jeremy L Dubyak
My Commission Expires:

BK: 8588 PG: 1501 Last Page

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

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

Name of Roadway:

Legal Address of Property: 2833 Bellview Ave, Pensacola, FL 32526

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

This form completed by: Southtrust Law & Title, Inc.

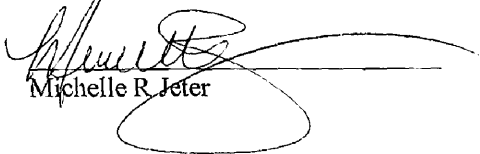
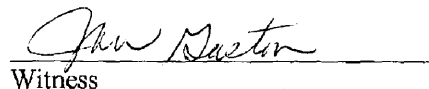
600 University Office Blvd, Suite 1B

Address

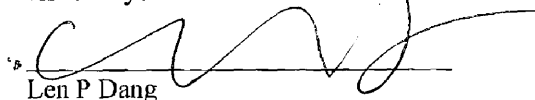
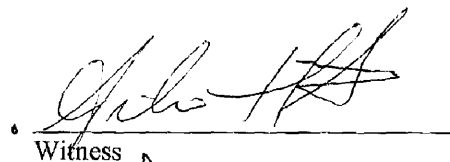
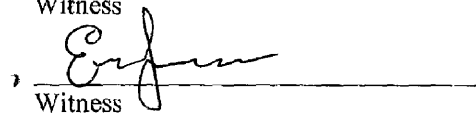
Pensacola, FL 32504

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.

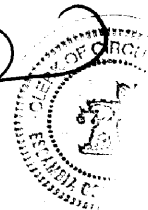
Total amount due and unpaid is now delinquent and subject to collection as provided by County ordinance and State law. Under the law and ordinance it is the duty of the Clerk of the Circuit Court, Escambia County, State of Florida, to issue a warrant for the collection of the delinquent taxes, together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

By: 

Deputy Clerk



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

LEN P DANG 22-12 MURRAY ST WHITESTONE, NY 11357	LEN P DANG 2833 BELLVIEW AVE 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.



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



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.

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Post Property:

2833 BELLVIEW AVE 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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Search Property	Property Sheet	Lien Holder's	Redeem New	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed Sales - Redeemed From Sale
Account: 041211000 Certificate Number: 001543 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$784.80

Postage Tax Deed Court Registry \$750.80

Payor Name

Notes



ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

1025.34

2

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV033753NON

Agency Number: 25-008972

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:

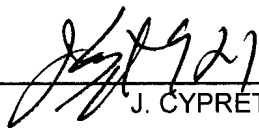
Type of Process: NOTICE OF APPLICATION FOR TAX DEED

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: _____



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: CNMORTON

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2833 BELLVIEW AVE 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

2025 AUG 22 AM 8:56
RECEIVED
ESCAMBIA COUNTY, FL
SHERIFF'S OFFICE
CIVIL UNIT

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