



# 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

0825.18

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	PHAM PETER 9710 W CLAIRE AVE CHENEY, WA 99004 820 LUCERNE AVE 04-2332-000 LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P 388 SEC 46/1 (Full legal attached.)	Certificate #	2023 / 1678
		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)
# 2023/1678	06/01/2023	799.40	39.97	839.37
→ Part 2: Total*				839.37

## 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)
# 2024/1795	06/01/2024	2,465.00	6.25	158.17	2,629.42
Part 3: Total*					2,629.42

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	3,468.79
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,330.73
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)	6,174.52

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 21st, 2025

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

+ 6.25

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>08/06/2025</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.

LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P 388 SEC 46/10 T 1/2S R 30

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500107

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
04-2332-000	2023/1678	06-01-2023	LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P 388 SEC 46/10 T 1/2S R 30

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  
FIG 20, LLC  
FIG 20, LLC FBO SEC PTY  
PO BOX 12225  
NEWARK, NJ 07101-3411

04-16-2025  
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](#)

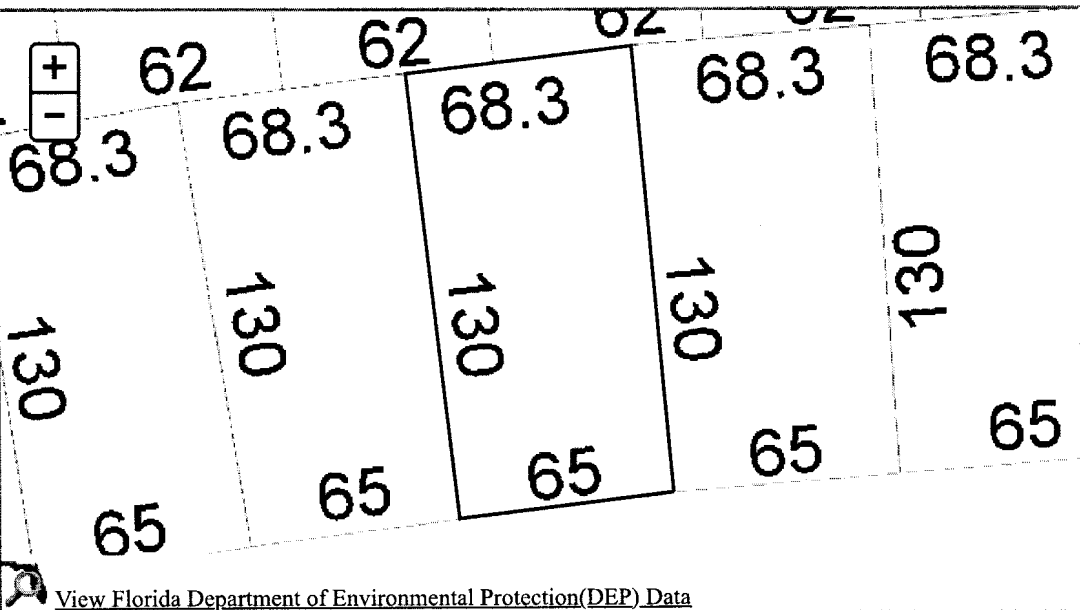
<b>General Information</b> <b>Parcel ID:</b> 461S301100036009 <b>Account:</b> 042332000 <b>Owners:</b> PHAM PETER <b>Mail:</b> 9710 W CLAIRE AVE CHENEY, WA 99004 <b>Situs:</b> 820 LUCERNE AVE 32505 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	<b>Assessments</b> <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>\$20,000</td> <td>\$145,268</td> <td>\$165,268</td> <td>\$165,268</td> </tr> <tr> <td>2023</td> <td>\$20,000</td> <td>\$137,511</td> <td>\$157,511</td> <td>\$157,511</td> </tr> <tr> <td>2022</td> <td>\$10,000</td> <td>\$124,533</td> <td>\$134,533</td> <td>\$82,803</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>	Year	Land	Imprv	Total	Cap Val	2024	\$20,000	\$145,268	\$165,268	\$165,268	2023	\$20,000	\$137,511	\$157,511	\$157,511	2022	\$10,000	\$124,533	\$134,533	\$82,803																																																																				
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<b>Sales Data</b> 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</th> <th>Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>02/26/2021</td> <td>8508</td> <td>388</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>05/04/2017</td> <td>7707</td> <td>346</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>09/30/2014</td> <td>7235</td> <td>283</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>09/29/2014</td> <td>7234</td> <td>549</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>11/10/2010</td> <td>6661</td> <td>586</td> <td>\$14,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>08/27/2010</td> <td>6630</td> <td>551</td> <td>\$4,100</td> <td>CT</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>09/2006</td> <td>5992</td> <td>1625</td> <td>\$85,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>06/2006</td> <td>5931</td> <td>1857</td> <td>\$39,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>05/1999</td> <td>4413</td> <td>1274</td> <td>\$34,000</td> <td>WD</td> <td>N</td> <td></td> <td></td> </tr> <tr> <td>06/1982</td> <td>1657</td> <td>677</td> <td>\$30,800</td> <td>WD</td> <td>N</td> <td></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	02/26/2021	8508	388	\$100	QC	N			05/04/2017	7707	346	\$100	QC	N			09/30/2014	7235	283	\$100	QC	N			09/29/2014	7234	549	\$100	QC	N			11/10/2010	6661	586	\$14,000	WD	N			08/27/2010	6630	551	\$4,100	CT	N			09/2006	5992	1625	\$85,000	WD	N			06/2006	5931	1857	\$39,000	WD	N			05/1999	4413	1274	\$34,000	WD	N			06/1982	1657	677	\$30,800	WD	N			<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P 388 SEC 46/10 T 1/2S R 30  <b>Extra Features</b> None
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<b>Parcel Information</b>	<a href="#">Launch Interactive Map</a>																																																																																								

Section  
Map Id:  
46-15-30-2

Approx.  
Acreage:  
0.1915

Zoned:   
MDR

Evacuation  
& Flood  
Information  
[Open  
Report](#)




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

#### Buildings

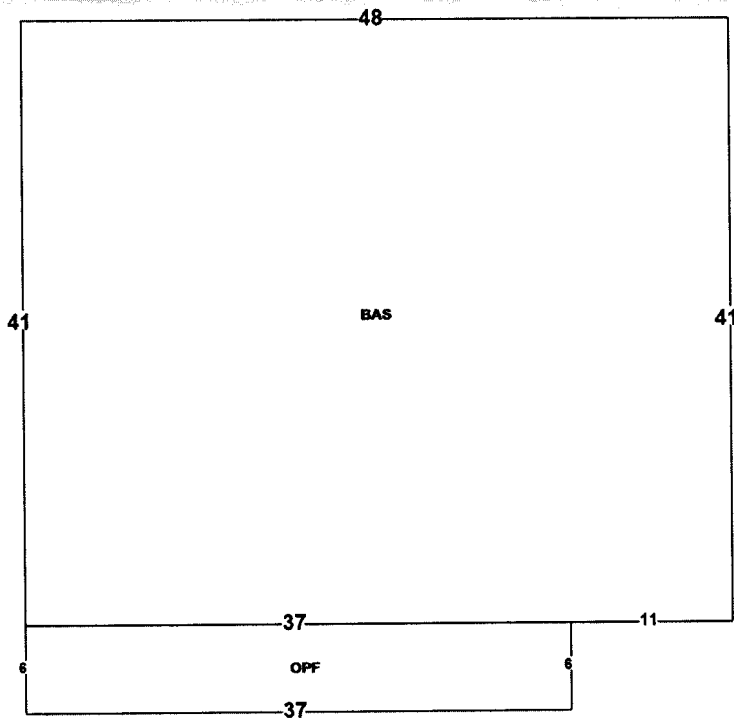
Address: 820 LUCERNE AVE, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1970, PA Building ID#: 69062

#### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-TILE/STAIN CONC/BRICK  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2190 Total SF

BASE AREA - 1968  
OPEN PORCH FIN - 222



#### Images



11/5/2024 12:00:00 AM



11/5/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 04/24/2025 (tc.1891)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01678**, 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:

**LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P 388 SEC 46/10 T 1/2S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 042332000 (0825-18)**

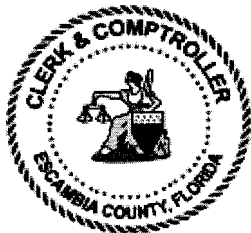
The assessment of the said property under the said certificate issued was in the name of

**PETER PHAM**

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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 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 #: 04-2332-000 CERTIFICATE #: 2023-1678

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 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: May 14, 2005 to and including May 14, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,  
As President  
Dated: May 16, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

May 16, 2025

Tax Account #: **04-2332-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PETER PHAM A/K/A DA VAN PHAM**

**By Virtue of Quit Claim Deed recorded 4/15/2021 in OR 8508/388, Quit Claim Deed recorded 5/4/2017 in OR 7707/346, Quitclaim Deed recorded 9/30/2014 in OR 7235/283 and Quitclaim Deed recorded 9/29/2014 in OR 7234/549**

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) 2022-2024 are delinquent.**

**Tax Account #: 04-2332-000**

**Assessed Value: \$165,268.00**

**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**

<b>TAX DEED SALE DATE:</b>	<u>AUG 6, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>04-2332-000</u>
<b>CERTIFICATE #:</b>	<u>2023-1678</u>

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>2024</u> tax year.

**PETER PHAM A/K/A DA VAN PHAM**  
**820 LUCERNE AVE**  
**PENSACOLA, FL 32505**

**PETER PHAM A/K/A DA VAN PHAM**  
**9710 W CLAIRE AVE**  
**CHENEY, WA 99004**

**DA VAN PHAM A/K/A PETER PHAM**  
**1901 NORTH W ST**  
**PENSACOLA, FL 32505**

Certified and delivered to Escambia County Tax Collector, this 16<sup>th</sup> day of May 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**

**May 16, 2025**

**Tax Account #:04-2332-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P  
388 SEC 46/10 T 1/2S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-2332-000(0825-18)**

Recorded in Public Records 09/30/2014 at 01:46 PM OR Book 7235 Page 283,  
Instrument #2014071871, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>NGUYEN HUONG THI</u>	Name <u>LONG KIM DANG</u>
Address: <u>820 Lucerne AVE</u>	Address <u>6240 Suntan Cir</u>
City/State/Zip: <u>Pensacola, FL 32505</u>	City/State/Zip <u>Pensacola, FL 32526</u>
Property Tax Parcel/Account Number: <u>04-2332-000</u>	

## Quitclaim Deed

This Quitclaim Deed is made on September 30, 2014, between  
Nguyen Huong Thi, Grantor, of 820 Lucerne AVE  
Pensacola, City of Pensacola, State of FL 32505,  
and Da Van Pham, Grantee, of 1901 North W Street,  
Pensacola, City of Pensacola, State of FL 32505.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 820 Lucerne AVE  
Pensacola, City of Pensacola, State of FL 32505:

LT 36 BLK 9 Wildewood PB 4 P 47/47A or 6661P586.  
see 46/10 T 1/25 R 30.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Quitclaim Deed Pg.1 (11-12)

BK: 7235 PG: 284 Last Page

Dated: September 30, 2014[Signature]  
Signature of GrantorNGUYEN - HUONG - THI  
Name of Grantor[Signature]  
Signature of Witness #1BINH THAI NGUYEN  
Printed Name of Witness #1[Signature]  
Signature of Witness #2Michael Louis  
Printed Name of Witness #2

State of Florida County of Escambia  
On September 30<sup>th</sup>, 2014, the Grantor, Nguyen Huong Thi,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

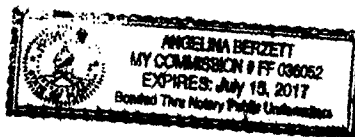
[Signature]  
Notary Signature

Notary Public,

In and for the County of Escambia State of FloridaMy commission expires: July 15, 2017

Seal

Send all tax statements to Grantee.



Quitclaim Deed Pg.2 (11-12)

Recorded in Public Records 5/4/2017 12:44 PM OR Book 7707 Page 345,  
Instrument #2017033319, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

### ONE IN THE SAME NAME AFFIDAVIT

BEFORE ME, the undersigned authority  
Who first being duly sworn, deposed and on oath stated:

1. My name is Peter Pham
2. I am the same person(s) shown as Da Van Pham At the following  
O.R. Book 7235 Pages 283 All located in the public records of Escambia County,  
Florida.

FURTHER, affiant sayeth naught.

Dated this 4<sup>th</sup> day of May, 2017

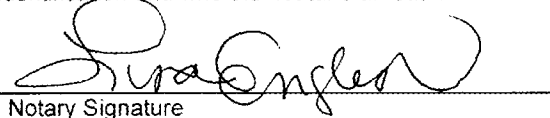
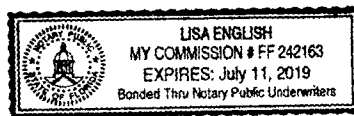


Signature of Affiant Peter Pham

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of May, 2017

By Peter Pham a/k/a Da Van Pham who has produced a Florida Drivers license and U.S. Citizenship certificate as  
identification and who did not take an oath.

  
Notary Signature

(SEAL)

Recorded in Public Records 09/29/2014 at 01:39 PM OR Book 7234 Page 549,  
Instrument #2014071390, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to: _____	Document prepared by: _____
Name: <u>Huong Nguyen</u>	Name: <u>Tuyet-Hanh Pham</u>
Address: <u>820 Lucerne Ave</u>	Address: <u>820 Lucerne Ave</u>
City/State/Zip: <u>Pensacola, FL, 32505</u>	City/State/Zip: <u>Pensacola, FL, 32505</u>
Property Tax Parcel/Account Number: <u>04-2332-000</u>	

## Quitclaim Deed

This Quitclaim Deed is made on September 29, 2014, between  
Huong Nguyen, Grantor, of 820 Lucerne Ave 32505  
\_\_\_\_\_, City of Pensacola, State of Florida,  
and Da Van Pham, Grantee, of 1901 North W St 32505  
\_\_\_\_\_, City of Pensacola, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by  
the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs  
and assigns, to have and hold forever, located at 820 Lucerne Ave 32505  
\_\_\_\_\_, City of Pensacola, State of Florida:

LT 36 BLK 9 WILDEWOOD DB A P 47/47A OR 6661P  
586 SEC 46 110 T 1/25 R 30

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of  
recording of this deed.

Quitclaim Deed Pg.1 (11-12)

BK: 7234 PG: 550 Last Page

Dated: 09/29/14x [Signature]  
Signature of GrantorHuong Nguyen  
Name of Grantor[Signature]  
Signature of Witness #1BINH THAI NGUYEN  
Printed Name of Witness #1[Signature]  
Signature of Witness #2Schnekia Richardson  
Printed Name of Witness #2State of FloridaCounty of EscambiaOn 9/29/14, the Grantor, Huong Nguyen,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

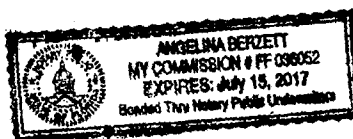
[Signature]  
Notary Signature

Notary Public,

In and for the County of Escambia State of FloridaMy commission expires: July 15, 2017

Seal

Send all tax statements to Grantee.



Quitclaim Deed Pg.2 (11-12)

Recorded in Public Records 5/4/2017 12:44 PM OR Book 7707 Page 346,  
Instrument #2017033320, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00 Deed Stamps \$0.70

This Instrument Prepared by:

Peter Pham

820 Lucerne Ave., Pensacola, FL 32505

Space Above this line for recording data

## QUIT CLAIM DEED

This Quit Claim Deed, Executed the 4<sup>th</sup> day of May, 2017

by Peter Pham a/k/a Da Van Pham, a married man Whose post office address is 820 Lucerne Ave., Pensacola, FL 32505 First Party.

**TO Peter Pham and Cuc Kim Luong, Husband and Wife, As Joint Tenants With Rights Of Survivorship**

Whose post office address is 820 Lucerne Ave., Pensacola, FL 32505 Second Party.

(Wherever used herein the terms "first Party" and "second Party" include all 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 \$10.00 ( Ten Dollars )

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, situated, lying and being in the County of Escambia, State of Florida, to wit:

**PARCEL ID# 461S301100036009**

**LOT 36 BLOCK 9, WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 SEC 46/10 T 1/2S R 30**

**Subject To** all rights, reservations, restrictions, agreements and easements of record if any.

**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.

Signed, sealed and delivered in the presence of:

Brooke Whitworth

Witness Signature (to Grantor)

Printed Name Brooke Whitworth

Peter Pham  
A/K/A DA Van Pham

Grantor Peter Pham

A/K/A Da Van Pham

Lisa English

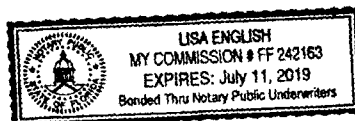
Witness Signature (to Grantor)

Printed Name Lisa English

**STATE OF FLORIDA  
COUNTY OF ESCAMIBA**

The foregoing Instrument was acknowledged before me this May 4, 2017, by Peter Pham a/k/a Da Van Pham, Who is Personally known to me or who has produced a Florida Drivers Licenses as Identification.

Lisa English  
Notary Signature





Recorded in Public Records 4/15/2021 9:54 AM OR Book 8508 Page 388,  
Instrument #2021040763, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by:  
William L. Nelson, Esq.  
221 East Government Street  
Pensacola, FL 32502

Parcel Identification Number: 461S30-1100-036-009

[Space Above This Line For Recording Data]

### **QUIT CLAIM DEED**

This Quit Claim Deed is made this 26 Day of Feb, 2021 by Cuc Kim Luong, a single woman, whose post office address is 2623 Gadsden St., Pensacola, Florida 32505 (hereinafter the "GRANTOR") to, Peter Pham a/k/a Da Van Pham, a single man, whose post office address is 820 Lucerne Ave., Pensacola, Florida 32505 (hereinafter the "GRANTEE").

(Whenever used herein, the term "GRANTOR" and "GRANTEE" include all of the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witneseth, that the GRANTOR for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE, forever, all of the right, title, interest and claim, which the GRANTOR has in and to the following described real property, situated in Escambia County, Florida, to wit:

**Lot 36, Block 9, WILDEWOOD, a subdivision of a portion of Section 46 & 10, Township 1 & 2 South, Range 30 West, Escambia County, Florida, recorded in Plat Book 4, Pages 47 and 47A, of the Public Records of said County.**

Commonly known as: 820 Lucerne Ave., Pensacola, Florida 32505.

To have and to hold the same, together with all and singular appurtenances thereunder belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim, whatsoever of GRANTOR, either in law or equity, to the only proper use, benefit and profit of the said GRANTEE forever, free from all exceptions.

The GRANTOR admits, advises and confirms that the above-described property is not the homestead of the GRANTOR.

BK: 8508 PG: 389 Last Page

*The purpose of this deed is to grant to Peter Pham, a/k/a Da Van Pham, any interest Cuc Kim Luong may have in the above-described property by virtue of the marriage between Peter Pham, a/k/a Da Van Pham, and Cuc Kim Luong, which was dissolved previously by Final Judgment of Dissolution of Marriage.*

IN WITNESS WHEREOF, I have hereunto set my hand and seal executing this deed on the date aforesaid.

Signed sealed and delivered in the presence of:

Witness 1: han  
(Signature)

[Signature]  
Grantor's Signature

Witness 1: Hoa Tran  
(Print)

2623 Gadsden St  
Address of Grantor

Witness 2: [Signature]  
(Signature)

Pensacola FL 32505  
City State Zip

Witness 2: BAO NGUYEN  
(Print)

RECORDED AS RECEIVED

STATE OF Florida  
COUNTY OF Escambia

I hereby certify that the foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 26 day of Feb, 2021 (year), by the GRANTOR, Cuc Kim Luong, who ( ) is personally known to me, or (X) has produced FL DL as identification, and who executed the foregoing, and acknowledged that she executed the same for the uses and purposes therein expressed.

[Signature]  
[Signature of Notary Public] BAO NGUYEN  
Commission # GG 973945  
Expires July 27, 2024  
Bonded Thru Budget Notary Services  
[Print, Type, or Stamp Name of Notary Public]

Commission Number: \_\_\_\_\_

[NOTARIAL SEAL]

My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED

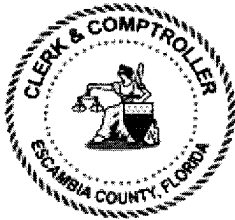
CERTIFICATE # 01678 of 2023

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on June 19, 2025, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

PETER PHAM 9710 W CLAIRE AVE CHENEY, WA 99004	PETER PHAM A/K/A DA VAN PHAM 820 LUCERNE AVE PENSACOLA FL 32505
---	---

DA VAN PHAM A/K/A PETER PHAM 1901 NORTH W ST PENSACOLA FL 32505
---

WITNESS my official seal this 19th day of June 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 August 6, 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 **FIG 20 LLC** holder of **Tax Certificate No. 01678**, 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:

**LT 36 BLK 9 WILDEWOOD PB 4 P 47/47A OR 7234 P 549 OR 7235 P 283 OR 7707 P 346 OR 8508 P 388 SEC 46/10 T 1/2S R 30**

**SECTION 46, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 042332000 (0825-18)**

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

**PETER PHAM**

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 August, which is the **6th** day of **August 2025**.

Dated this 12th day of June 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@ESCAMBIACLK.COM](mailto:TAXDEEDS@ESCAMBIACLK.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:

**820 LUCERNE AVE 32505**



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

By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE** 0825.18

**Document Number:** ECSO25CIV023028NON

**Agency Number:** 25-007351

**Court:** TAX DEED

**County:** ESCAMBIA

**Case Number:** CERT NO 01678 2023

**Attorney/Agent:**

PAM CHILDERS  
CLERK OF COURT  
TAX DEED

**Plaintiff:** RE: PETER PHAM

**Defendant:**

**Type of Process:** NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:49 AM and served same at 8:55 AM on 7/1/2025 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: \_\_\_\_\_

*R. Rein*

R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

007351

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**820 LUCERNE AVE 32505**

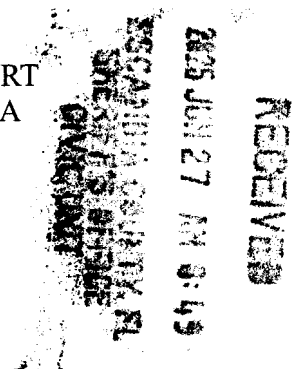


**PAM CHILDERS**  
**CLERK OF THE CIRCUIT COURT**  
**ESCAMBIA COUNTY, FLORIDA**



By:  
Emily Hogg  
Deputy Clerk

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TAX DEED SEARCH RESULTS:

FILE #:  
 CERTIFICATE #:  
 ACCOUNT #:  
 PROPERTY ADDRESS:  
 TITLE HOLDER:

0925 14  
 2073 TD 01078  
 04-2332-000  
 820 LUCERNE AVE  
 PETER PHAM

INDIVIDUAL  
 COMPANY



\* DEED 2014

\* AKA: DA VAN PHAM

ADDRESSES WHERE LETTERS MAILED:

820 LUCERNE AVE (PROPERTY)	STATUS: RETURNED VACANT
970 W WAICE AVE CHERRY HILL	STATUS: DELAYED NAR
1901 N W ST 32505	STATUS: NO ACCESS
	STATUS:
	STATUS:
	STATUS:
	STATUS:
	STATUS:

DATE OF ADDITIONAL RESEARCH

1/15/2025

Escambia Property Appraiser Website  
 Escambia Tax Collector Software  
 Most Recent Tax Roll  
 Escambia Tax Deed records  
 Florida Corporation Search  
 Escambia Official Records Search  
 Escambia Court Records Search  
 Google (Truepeoplesearch.com)

<input checked="" type="checkbox"/>	no new address
<input checked="" type="checkbox"/>	no new address
<input checked="" type="checkbox"/>	no new address
<input checked="" type="checkbox"/>	no new address
<input checked="" type="checkbox"/>	no new address
<input type="checkbox"/>	no new address
<input type="checkbox"/>	no new address
<input type="checkbox"/>	no new address

PROBATE  
 2023CP 01488  
 EST OF PETER  
 PHAM  
 10/3/2023

NOTES:

FOUND OPEN PROBATE CASE -  
 850. 993.8640 ATTORNEY J. RUS CAMERON  
 CALLED & SPOKE WITH ASSISTANT.  
 SHE TOOK ALL INFO.



PETER PHAM [0825-18]  
9710 W CLAIRE AVE  
CHENEY, WA 99004

9171 9690 0935 0128 2415 97

7/1 DELAYED.  
NO AUTH.  
RECIPIENT

PETER PHAM A/K/A DA VAN PHAM  
[0825-18]  
820 LUCERNE AVE  
PENSACOLA FL 32505

9171 9690 0935 0128 2415 80

7/8 RETURNED  
"VACANT"

DA VAN PHAM A/K/A PETER PHAM  
[0825-18]  
1901 NORTH W ST  
PENSACOLA FL 32505

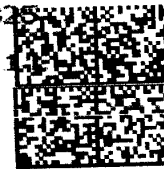
9171 9690 0935 0128 2415 73

6/30 NO ADDRESS

CERTIFIED MAIL™



9171 9690 0935 0128 2415 80



quadiant

FIRST-CLASS MAIL

IMI

\$008.16<sup>9</sup>

06/27/2025 ZIP 32502  
043M31219251

US POSTAGE

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

BC: 32502583335 \*0532-02237-04-45  
UNABLE TO FORWARD  
RETURN TO SENDER  
VACANT  
326 DE 1  
0007/04/25

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2025 JUL -8 A 12:56  
USCAMBIA COUNTY, FL

*MAE*  
PETER PHAM A/K/A DA VAN PHAM  
[0825-18]  
820 LUCERNE AVE  
PENSAVOLA FL 32505

32505-272420

