

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

1225.46

	LET OF ELLIPSING	0.000						
Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540				Application date		Apr 21, 2025	
Property description	NGUYEN CUONG T 5950 BRIERHAVEN AVE MEMPHIS, TN 38120				Certificate #		2023 / 5282	
	5230 PLATEAU RD 10-3380-400 LTS 42 & 43 BLK 24 TREASURE HILL PARK PLAT DB			Date certificate issued		06/01/2023		
	102 P 286 OR 4003 742							
Part 2: Certificat	es Owned by App	licant an					T	
Column 1 Certificate Number	Column Par Date of Certific			olumn 3 ount of Certificate	Column 4 Interest		Column 5: Total (Column 3 + Column 4)	
# 2023/5282	06/01/20			500.61		25.03	525.64	
			.!		→Part 2: Totai*		525.64	
Part 3: Other Ce	rtificates Redeeme	ed by Ap	plicant (C	ther than Co	unty)			
Column 1 Certificate Number	Column 1 Column 2 Column 3 Column 4		Column 4 Tax Collector's	Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)		
# /								
	1					Part 3: Total*	0.00	
Part 4: Tax Coll	ector Certified Am	ounts (L	ines 1-7)	100 to 10	19-			
1. Cost of all cert	tificates in applicant's	possessio	n and othe	r certificates red (*	deemed b Total of P	y applicant arts 2 + 3 above	525.64	
		2. Delinquent taxes paid by the applicant						
2. Delinquent tax	es paid by the application	ant						
	ces paid by the applicant	ant					1,907.72	
3. Current taxes		ant					1,907.72 200.00	
3. Current taxes	paid by the applicant mation report fee	ant					1,907.72 200.00 175.00	
 Current taxes Property inform Tax deed apple 	paid by the applicant mation report fee		542, F.S. (s	see Tax Collecto	or Instruct	ions, page 2)	1,907.72 200.00 175.00	
 Current taxes Property inform Tax deed apple 	paid by the applicant mation report fee lication fee		542, F.S. (s	see Tax Collecte		ions, page 2) Paid (Lines 1-6)	1,907.72 200.00 175.00 0.00	
 3. Current taxes 4. Property inform 5. Tax deed appl 6. Interest accrue 7. I certify the above in 	paid by the applicant mation report fee lication fee ed by tax collector und	der s.197.	ertificates,	interest, propert	Total	Paid (Lines 1-6)	0.00 1,907.72 200.00 175.00 0.00 2,808.36 nd tax collector's fees	
 3. Current taxes 4. Property inform 5. Tax deed appl 6. Interest accrue 7. I certify the above in 	paid by the applicant mation report fee lication fee ed by tax collector und	der s.197.	ertificates,	interest, propert	Total y informa	Paid (Lines 1-6)	1,907.72 200.00 175.00 0.00 2,808.36 nd tax collector's fees	

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

	5. Clab of Court Contigued Amounts (Lines 8.14)
Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	Processing tax deed fee
9.	
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	
	Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500403

To: Tax Collector of <u>ESC</u>	AMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1 hold the listed tax certificate a		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
10-3380-400	2023/5282	06-01-2023	LTS 42 & 43 BLK 24 TREASURE HILL PARK PLAT DB 102 P 286 OR 4003 742
 pay all delinquent a pay all Tax Collecto Sheriff's costs, if ap 	ling tax certificates plus and omitted taxes, plus in r's fees, property informa plicable.	nterest covering thation report costs, (e property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale certiful which are in my possession.	icate on which this appli	cation is dased and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 202 PO BOX 71540 PHILADELPHIA, PA 1917			<u>04-21-2025</u> Application Date
Applica	nt's signature		en e



Gary "Bubba" Peters Escambia County Property Appraiser

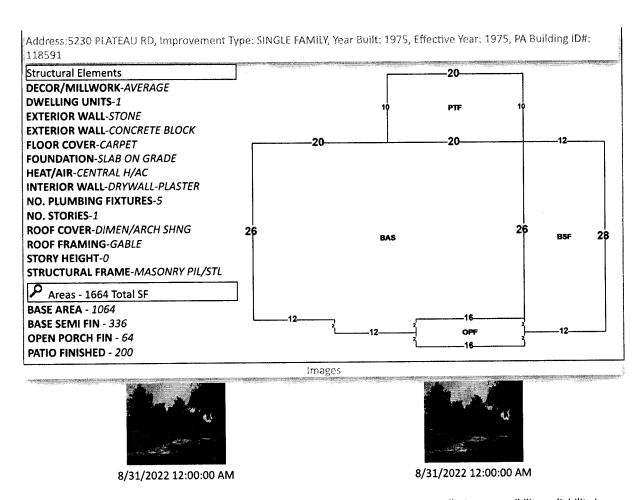
Real Estate Search

Tangible Property Search

Sale List

<u>Back</u>

Nav. Mode Account OParcel ID				Printer Frie	endly Version
ieneral Information	Assessi	ments			
Parcel ID: 123S322000042024	Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 103380400	2024	\$50,000	\$106,543	\$156,543	\$119,713
Owners: NGUYEN CUONG T	2023	\$40,000	\$102,321	\$142,321	\$108,830
Mail: 5950 BRIERHAVEN AVE MEMPHIS, TN 38120	2022	\$30,000	\$88,240	\$118,240	\$98,93
itus: 5230 PLATEAU RD 32507	ł		Disclaim	er	
Jse Code: SINGLE FAMILY RESID		Tax Estimator			
faxing COUNTY MSTU Authority:			Change of Ac		
Tax Inquiry: Open Tax Inquiry Window		and a second	nange of Ac	2U1E33	
Fax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		File fo	or Exemption	n(s) Online	
		Re	port Storm	<u>Damage</u>	
Sales Data Type List: P	2024 (ertified Roll	Exemptions		
Sale Date Book Page Value Type Multi Parcel Recor	ds None			in a state of the	70000
06/1996 4003 742 \$65,000 WD N	、 				, n
04/1994 3570 476 \$47,000 WD N	Legali	Description			ND 102 D 20
	11 51 72	& 43 BLK 24 03 742	TREASURE HIL	L PARK PLATE	DR 102 b 580
09/1992 3244 123 \$18,000 QC N	II.	03 /42			
01/1975 934 983 \$100 QC N					
Official Records Inquiry courtesy of Pam Childers		Features	NILO TERRITORIO		
Escambia County Clerk of the Circuit Court and Comptroller	Brock	(/BRICK BUILD	DING		
	l			Launch in	teractive M
Parcel Information					Sign 15 of Tile
ection Map Id: 2-3S-32-2 Approx. Acreage: 0.2247 Coned: P HDMU Evacuation & Flood Information Open Report	4	4 ^			
	-	10	-10		
View Florida Department of Environm	ental Prote Buildings	ction(DEP) D	ata		



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:05/21/2025 (tc.4768)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038278 5/23/2025 10:48 AM
OFF REC BK: 9322 PG: 614 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 05282, 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:

LTS 42 & 43 BLK 24 TREASURE HILL PARK PLAT DB 102 P 286 OR 4003 742

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103380400 (1225-46)

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

CUONG T NGUYEN

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Wednesday in the month of December, which is the 3rd day of December 2025.

Dated this 22nd 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.

COMPTAGE IS

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, E	SCAMBIA COUNTY TA	X COLLECTOR			
TAX ACCOUNT #:	10-3380-400	CERTIFICATE #:	2023-528	32	
REPORT IS LIMITED T	O THE PERSON(S) EXP	HE LIABILITY FOR ERRO PRESSLY IDENTIFIED BY (S) OF THE PROPERTY IN	NAME IN THE	PROPERTY	
listing of the owner(s) of tax information and a list	record of the land describing and copies of all open the Official Record Boo	he instructions given by the bed herein together with curr or unsatisfied leases, mortg bks of Escambia County, Flo	ent and delinquer ages, judgments	nt ad valorem and	
	rface rights of any kind or	es and assessments due now r nature; easements, restriction			
		ty or sufficiency of any docutle, a guarantee of title, or an			
Use of the term "Report"	herein refers to the Prope	erty Information Report and	the documents at	tached hereto.	
Period Searched: Septem	ber 11, 2005 to and inclu	nding September 11, 2025	Abstractor:	Andrew Hunt	
BY					
Malphel					

Michael A. Campbell, As President

Dated: September 12, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 12, 2025

Tax Account #: 10-3380-400

- 1. The Grantee(s) of the last deed(s) of record is/are: CUONG T NGUYEN
 - By Virtue of Warranty Deed recorded 7/2/1996 in OR 4003/742
- 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 #: 10-3380-400 Assessed Value: \$131,684.00

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUNIMATION	KLI UKI TUK IDA

TAX DEED SALE DATE:	DEC 3, 2025
TAX ACCOUNT #:	10-3380-400
CERTIFICATE #:	2023-5282
those persons, firms, and/or agencie	Florida Statutes, the following is a list of names and addresses of s having legal interest in or claim against the above-described sale certificate is being submitted as proper notification of tax deed
	ola, P.O. Box 12910, 32521 nty, 190 Governmental Center, 32502 tax year.
CUONG T NGUYEN 5950 BRIERHAVEN AVE MEMPHIS, TN 38120	CUONG T NGUYEN 5230 PLATEAU RD PENSACOLA, FL 32507
CUONG T NGUYEN	

315 FLANNAN RD PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 12th day of September 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

September 12, 2025 Tax Account #:10-3380-400

LEGAL DESCRIPTION EXHIBIT "A"

LTS 42 & 43 BLK 24 TREASURE HILL PARK PLAT DB 102 P 286 OR 4003 742 SECTION 12, TOWNSHIP 3 S, RANGE 32 W TAX ACCOUNT NUMBER 10-3380-400(1225-46)

This Document Prepared By: WILLIAM E. FARRINGTON, II. WILSON, HARRELL & SMITH, P.A. 307 S. PALAFOX ST. PENSACOLA, FL 32501

OR Bk4003 Pg0742 INSTRUMENT 00307105

Parcel ID Number: 12-3S-32-2000-042-024

Grantee #1 TIN:

Warranty Deed

This Indenture, Made this 28th day of BARBARA MARIA KELLY, a single woman, This Indenture,

Iune , **19**96 A.D., Between

, grantor, and

CUONG T. NGUYEN, a single man,

whose address is: 315 FLANNAN ROAD, PENSACOLA, Florida

of the County of

State of Florida

, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN & NO/100(\$10.00) - - - - - - - - - - - - - - - DOŁLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has

granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs and assigns forever, the following described land, situate, State of Florida to wit: lying and being in the County of ESCAMBIA

Lots 42 and 43, Block 24, Treasure Hill Park, a subdivision of a portion of Section 12, Township 3 South, Range 32 West, Escambia County, Florida, according to plat recorded in Deed Book 102 at page 286 of the public records of said County.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1996.

D S PD \$455,00 Mort \$0.00 ASUM JULY 2, 1996 Ernie Lee Magaha, \$0.00 Clerk of the Circuit Court

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: USAA Witness

Printed Name: Valerie

Hawkins

Witness

STATE OF Florida

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this BARBARA MARIA KELLY, a single woman, day of

28th

BARBARA MARIA KELLY

P.O. Address 420 POWELL LANE, PENSACOLA, FL 32514

June

1996

(Seal)

who is personally known forme or who has produced her DRIVERS LICENSE as identification of A. L. C. L. C. C. A. L. C. L. C. C. A. L. C. L. C. C. L. C. C. L. C.

LISA A. DURANT NOTARY PUBLIC

My Commission Expires: 12/10/96

5557.23721

DURANT

OR BK4003 PG0743 INSTRUMENT 00307105

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 that 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 acknowledgement by the county of the veracity of any disclosure statement.

NAME OF ROADWAY: PLATEAU ROAD

LEGAL ADDRESS OF PROPERTY: 5230 PLATEAU ROAD, PENSACOLA, FL. 32507

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

This form completed by:

WILSON, HARRELL & SMITH, P.A. 307 S. Palafox Street

Pensacola, Florida 32501

AS TO SELLER(S): Land Marie Killy			WITNESSES TO SELLER(S):
Name: BARBARA MARIA KELLY			Printed Name:
At the state of th			Joannant
Print Name: P	r	i	n ted Name

AS TO BUYER(S):

Name: CUONG T. NEUYEN

Name:

This form approved by the Escambia County Board of County Commissioners Effective: 4/15/95

WITNESSES TO BUYER(S):

Printed Name:

Instrument 00307105
Filed and recorded in the
Official Records
JULY 2, 1996
at 10:35 A.M.
ERNIE LEE MAGAHA
CLERK OF THE CIRCUIT COURT
EScambia County,
Florida

