



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

0825.02

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	WENDY TRAN LIN 29 SW 19TH LANE CAPE CORAL, FL 33991	Application date	Apr 01, 2025
Property description	NIX JOSH 4201 QUEENS CT PACE, FL 32571 UNKNOWN 11-1747-100 BEG 420 FT S OF NE COR OF SW 1/4 OF NW 1/4 W 210 FT FOR POB CONT W 105 S 345 FT E 105 FT N 345 FT TO (Full legal attached.)	Certificate #	2023 / 5696
		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)
# 2023/5696	06/01/2023	106.64	31.99	138.63
→ Part 2: Total*				138.63

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)
# 2024/5817	06/01/2024	101.94	6.25	16.82	125.01
# 2022/5537	06/01/2022	91.12	6.25	9.97	107.34
# 2021/5139	06/01/2021	90.41	6.25	38.07	134.73
# 2020/6558	06/01/2020	98.37	6.25	87.06	191.68
Part 3: Total*					558.76

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)	697.39
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	65.49
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)	1,137.88

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 9th, 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>08/06/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

16.25

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 420 FT S OF NE COR OF SW 1/4 OF NW 1/4 W 210 FT FOR POB CONT W 105 S 345 FT E 105 FT N 345 FT TO POB OR 7175 P 340 OR 7481 P 806 OR 7738 P 535 OR 7738 P 538 OR 7738 P 550 OR 8754 P 1931 LESS OR 5058 P 1036 MCCALL

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500028

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
WENDY TRAN LIN
29 SW 19TH LANE
CAPE CORAL, FL 33991,

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
11-1747-100	2023/5696	06-01-2023	BEG 420 FT S OF NE COR OF SW 1/4 OF NW 1/4 W 210 FT FOR POB CONT W 105 S 345 FT E 105 FT N 345 FT TO POB OR 7175 P 340 OR 7481 P 806 OR 7738 P 535 OR 7738 P 538 OR 7738 P 550 OR 8754 P 1931 LESS OR 5058 P 1036 MCCALL

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
WENDY TRAN LIN
29 SW 19TH LANE
CAPE CORAL, FL 33991

04-01-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

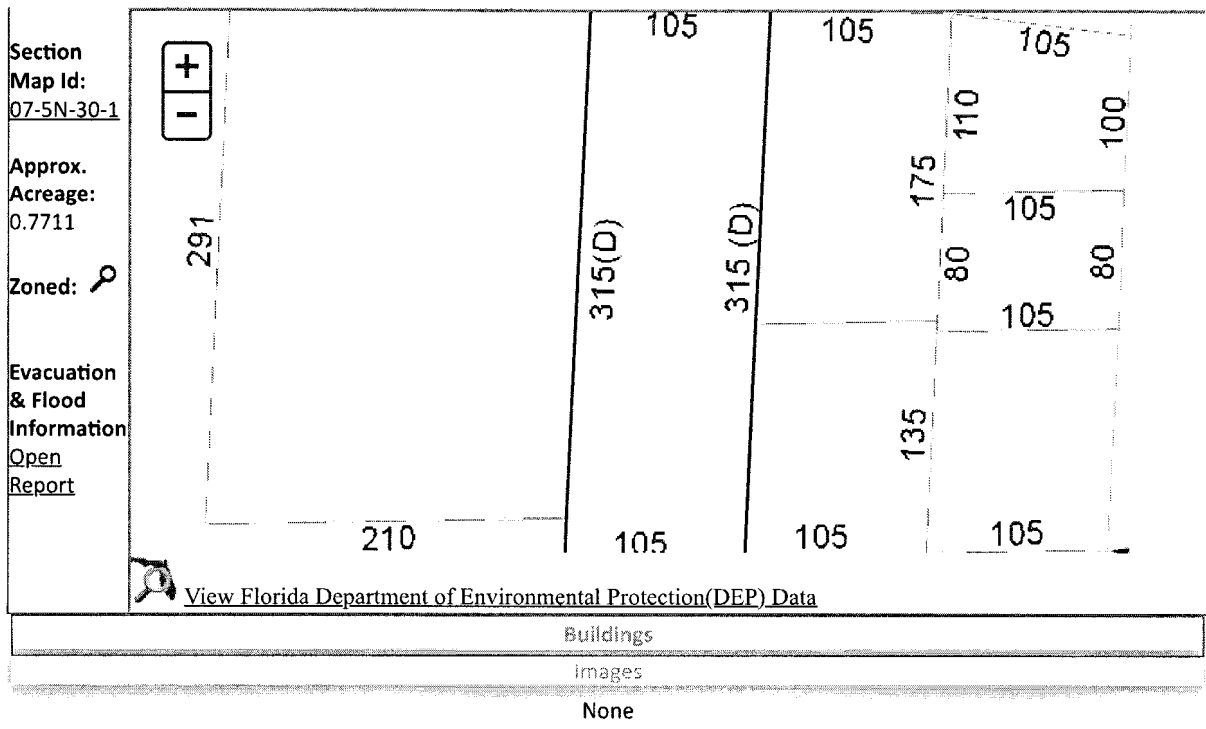
Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 075N302302001001 Account: 111747100 Owners: NIX JOSH Mail: 4201 QUEENS CT PACE, FL 32571 Situs: Use Code: VACANT RESIDENTIAL 🔑 Taxing Authority: CENTURY CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$4,566</td> <td>\$0</td> <td>\$4,566</td> <td>\$3,176</td> </tr> <tr> <td>2023</td> <td>\$2,888</td> <td>\$0</td> <td>\$2,888</td> <td>\$2,888</td> </tr> <tr> <td>2022</td> <td>\$2,888</td> <td>\$0</td> <td>\$2,888</td> <td>\$2,888</td> </tr> </tbody> </table> <div> Disclaimer </div> <div> Tax Estimator </div> <div> Change of Address </div> <div> File for Exemption(s) Online </div> <div> Report Storm Damage </div>		Year	Land	Imprv	Total	Cap Val	2024	\$4,566	\$0	\$4,566	\$3,176	2023	\$2,888	\$0	\$2,888	\$2,888	2022	\$2,888	\$0	\$2,888	\$2,888																																																									
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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:04/09/2025 (tc 6557)

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 #: 11-1747-100 CERTIFICATE #: 2023-5696

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: Andrew Hunt

BY



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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 16, 2025

Tax Account #: **11-1747-100**

1. The Grantee(s) of the last deed(s) of record is/are: **JOSH NIX**

By Virtue of Warranty Deed recorded 5/29/2014 in OR 7175/340 together with Death Certificate recorded 2/23/2014 in OR 7481/806, Warranty Deed recorded 7/3/2017 in OR 7738/535, Quit Claim Deed recorded 7/3/2017 in OR 7738/538, Corrective Quit Claim Deed recorded 7/3/2017 in OR 7738/550, and Quit Claim Deed recorded 4/4/2022 in OR 8754/1931.

ABSTRACTOR'S NOTE: SEVERAL DEEDS IN THE CHAIN RESERVE THE RIGHT OF FIRST REFUSAL TO THE GALVAN FAMILY WITH NO SPECIFIC NAMES. WE HAVE INCLUDED THE ESTATE OF VIRGINIA GALVAN AND ANY KNOWN GALVAN HEIRS FOR NOTICE. WE FIND NO RECORDED ACCESS SHOWN ON APPRAISERS MAPS.

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) 2019-2024 are delinquent.

Tax Account #: 11-1747-100

Assessed Value: \$3,176.00

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: AUG 6, 2025
TAX ACCOUNT #: 11-1747-100
CERTIFICATE #: 2023-5696

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.

JOSH NIX
4201 QUEENS CT
PACE, FL 32571

JOSE P GALVAN AND ELISHA A GALVAN
6595 CUMBIE RD
CENTURY, FL 32535

ESTATE OF VIRGINIA N GALVAN
JOSE P GALVAN
6591 CUMBIE RD
CENTURY, FL 32535

Certified and delivered to Escambia County Tax Collector, this 16th 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 #:11-1747-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG 420 FT S OF NE COR OF SW 1/4 OF NW 1/4 W 210 FT FOR POB CONT W 105 S 345 FT E 105 FT N 345 FT TO POB OR 7175 P 340 OR 7481 P 806 OR 7738 P 535 OR 7738 P 538 OR 7738 P 550 OR 8754 P 1931 LESS OR 5058 P 1036 MCCALL

SECTION 07, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-1747-100(0825-02)

Recorded in Public Records 05/29/2014 at 01:08 PM OR Book 7175 Page 340,
Instrument #2014037386, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

Form 140
PRINTED AND FOR SALE
MAYES PRINTING CO.
PENSACOLA, FLA.

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That Virginia N Galvan
6591 Cumbie Road Century, FL 32535

for and in consideration of \$10.00 (ten) DOLLARS

the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto
Steven Lee Nix--unmarried and Joshua Dakota Nix--unmarried

heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the Century, Florida County of Escambia State of Florida
to-wit:

Beginning 420 feet South of the North ~~east~~ corner of the Southwest 1/4
of Northwest 1/4 thence West 210 feet to Point of Beginning, thence
continue West 105 feet, thence South 345 feet, thence East 105 feet,
thence North 345 feet, back to Point of Beginning, lying and being in
Section 7, Township 5 North Range 30 West Sub-Div 2302.

LESS: Beginning 420 feet South of Northeast corner of Southwest
Quarter of Northwest Quarter of Section 7, Range 30 West, West 210
feet for a Point of Beginning; travel West 105 feet, South 35 feet,
East 105 feet, North 35 feet, to a Point of Beginning, .08 acres more
or less. Subject to easement of Record if any, all lying being in
Escambia County Florida. This Property can only be mortgaged or sold to
~~brothers or one of the~~ Galvan family. Grantor has LIFE ESTATE

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And covenant that well seized of an indefeasible
estate in fee simple in the said property, and ha a good right to convey the same; that it is free of lien or encum-
brance, and that heirs, executors and administrators, the said grantee, heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, have hereunto set hand and seal this 29th
day of May A. D. 2014

Signed, sealed and delivered in the presence of

Cathy Tice
Cathy Tice
Kimberly J Nelson
Kimberly J Nelson

Virginian N. Galvan (SEAL)
Virginia N. Galvan (SEAL)
6415823365870 (SEAL)
(SEAL)
(SEAL)

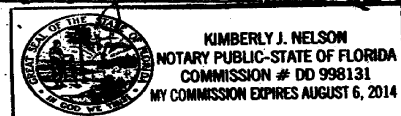
State of Florida }
Escambia County

Before the subscriber personally appeared Virginia N Galvan

, and
his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of May 2014

Kimberly J Nelson



Recorded in Public Records 7/3/2017 12:58 PM OR Book 7738 Page 535,
Instrument #2017050484, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Joshua D. Nix

341 McCall Rd

Century Fl. 32535

Warranty Deed

This Deed is made by Steven Lee Nix, "Grantor(s)", to
Joshua Dakota Nix, "Grantee(s)", whose post office address
is 341 McCall Rd. Century Fl. 32535,
as (select one):

- ☐ An Unmarried Sole Owner ☒ A Married Sole Owner ☐ A Single Sole Owner
☐ Joint Tenants ☐ Tenants in Common
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 10.00, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real property
(the premises) located in Escambia County/Parish, Florida :

LEGAL DESCRIPTION:

Beginning at 420 Ft S of the NW corner of the SW 1/4 of the NW 1/4 thence W 210 ft to Point
of Beginning, thence continue W 105 ft, thence S 345 ft, thence E 105 ft, thence N 345 ft, back
to point of beginning, lying and being in section 7, Township 5, North Range W Sub-Div 2302

PARCEL NUMBER: 111747100

BK: 7738 PG: 536

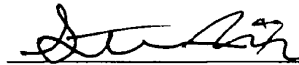
TITLE SOURCE:

Book 7175, page 340

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because _____.

☐ Taxes for the year 2016 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Date: 7-3-17Steven Lee Nix, Grantor161 Barlow Ln, Mailing AddressCastleberry Al. 36432, City, State, ZipN/ADate: N/A

_____, Second Grantor (if Applicable)

_____, Mailing Address

_____, City, State, Zip

First Witness: Chantel Muafono Chantel Muafono 7-3-17
Signature Printed Name DateSecond Witness: Chanalei Muafono Chanalei Muafono 7-3-17
Signature Printed Name Date

BK: 7738 PG: 537 Last Page

STATE OF Florida)
COUNTY/PARISH OF Escambia)
On 3rd July, 2017, before me, Christina S. Covan,
a Notary Public, personally appeared Steven L. Nix,
as Grantor(s), and Chantel Muafono, as Witness, and Chanalei Muafono,
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina S. Covan
Signature of Notary

Affiant Known X Produced ID
Type of ID AL ID # 1786375
Commission expires: 4-26-17

I certify that the full consideration paid for
the described property is:

\$ 10.00

Signed: [Signature]
(Grantee)

Dated: 7-3-2017

Signed: N/A
(Second Grantee, if applicable)

Dated: N/A

Preparer: Joshua Dakota Nix



CHRISTINA S COVAN
Commission # GG 098507
Expires April 26, 2021
Bonded Thru Budget Notary Services

Recorded in Public Records 7/3/2017 12:58 PM OR Book 7738 Page 538,
Instrument #2017050485, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by: Joshua D. Nix
Record and Return to
Joshua D. Nix
341 McCall Rd
Century FL 32535

Quit Claim DEED

This Quit Claim Deed made on the 3rd day of July, 20 17
Between Joshua Dakota Nix, and Steven Lee Nix
Whose mailing address is: 161 Barlow Ln. Castleberry Al. 36432
Hereinafter called the First Party,

and Joshua D. Nix
Whose mailing address is: 341 McCall Rd. Century FL 32535
Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of \$ 10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Second Party forever.

☐ as joint tenants with right of survivorship [check and initial this line **ONLY** if creating a right of survivorship]

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, situate, lying and being in the County of Escambia State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year

TAX FOLIO NUMBER: _____

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.

IN WITNESS WHEREOF, the First Party has caused these presents to be executed in his or her name this 3rd day of July, 20 17

(Wit.) Chantel Muafono (Grantor) Steven Lee Nix
Chantel Muafono
(Wit.) Chanalei Muafono (Grantor) Joshua D. Nix
Chanalei Muafono

State of Florida
County of Escambia

The foregoing instrument is acknowledged before me on this 3rd day of July, 20 17 by
Steven Lee Nix the First Party, and
Chantel Muafono and Chanalei Muafono as Witnesses, who is/are
personally known to me or who has/have produced ALDL#1786375 as
identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Christina S. Covan My commission expires 4-26-21
Notary Public (Affix Notary Seal)



CHRISTINA S COVAN
Commission # GG 098507
Expires April 26, 2021
Bonded Thru Budget Notary Services

Chanalei Muafono
2129 Kalena DR APTD
H1 ID # A1142

Chantel Muafono
FL DL # M150-118-92-753-0

SCHEDULE A LEGAL DESCRIPTION

Beginning at 420 ft. S of the NW of the SW 1/4 of the NW 1/4 thence W 210 ft to Point of beginning. Thence continue W 105 ft. thence S 345 Ft. thence E 105 ft. Thence N 345 ft. back to point of the beginning, lying and being in section 7, township 5, north range West Sub-Div 2302

BK: 7738 PG: 539 Last Page

IN WITNESS WHEREOF, the Second Party has caused these presents to be executed in his or her name this 3rd day of July, 20 17.

(Wit.) Chantel Muafono
Chantel Muafono

(Grantee) FL 121

(Wit.) Chanalei Muafono
Chanalei Muafono

(Grantee) FL 121

State of Florida _____ }
County of Escambia _____ }

The foregoing instrument is acknowledged before me on this 3rd day of July, 20 17 by Joshua Dakota Nix, the Second Party, and Chantel Muafono and Chanalei Muafono, as Witnesses, who is/are personally known to me or who has/have produced FL 121 as identification and did take an oath. N200-424-90-446-0

Witness my signature and official seal in the aforesaid state and county.

Christina S. Covan
Notary Public

My commission expires 4-26-21
(Affix Notary Seal)



CHRISTINA S COVAN
Commission # GG 098507
Expires April 26, 2021
Bonded Thru Budget Notary Services

Recorded in Public Records 7/3/2017 1:11 PM OR Book 7738 Page 550,
Instrument #2017050488, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Prepared by Joshua D. Nix
Record and Return to
Joshua D. Nix
341 McCall Rd
Century FL 32535

CORRECTIVE

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2017050485 7/3/2017 12:58 PM
OFF REC BK: 7738 PG 538 Doc Type: QCD
Recording \$18.50 Deed Stamps \$0.70

Quit Claim DEED

This Quit Claim Deed made on the 3rd day of July, 20 17
Between Joshua D. Nix, and Steven Lee Nix Steven L. NIX and Joshua D. NIX
Whose mailing address is: 161 Barlow Ln. Castleberry Al. 36432
Hereinafter called the First Party,

and Joshua D. Nix Josh NIX
Whose mailing address is: 341 McCall Rd. Century FL 32535
Hereinafter called the Second Party,

WITNESSETH, that the First Party, for and in consideration of the sum of \$ 10.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said Second Party forever,

☐ as joint tenants with right of survivorship [check and initial this line ONLY if creating a right of survivorship]

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, situate, lying and being in the County of Escambia State of FLORIDA to wit:

SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.

Subject to covenants, restrictions, easements of record and taxes for the current year.

TAX FOLIO NUMBER: _____

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.

IN WITNESS WHEREOF, the First Party has caused these presents to be executed in his or her name this 3rd day of July, 20 17

(Wit.) Chantel Muafono
Chantel Muafono

(Grantor) Steven L. Nix

(Wit.) Chantel Muafono
Chantel Muafono

(Grantor) Joshua D. Nix

State of Florida _____
County of Escambia _____

The foregoing instrument is acknowledged before me on this 3rd day of July, 20 17 by
Steven Lee Nix the First Party, and
Chantel Muafono and Chantel Muafono as Witnesses, who is/are
personally known to me or who has/have produced ALDL#1786375 as
identification and did take an oath.

Chantel Muafono
2129 Kalena DR APTD
HI ID # A1142

Witness my signature and official seal in the aforesaid state and county

Christina S. Covan
Notary Public

My commission expires 4-26-21
(Affix Notary Seal)

Chantel Muafono
FL DL # M150-118-92-753-0



CHRISTINA S COVAN
Commission # GG 098507
Expires April 26, 2021
Bonded Thru Budget Notary Services

SCHEDULE A LEGAL DESCRIPTION

Beginning at 420 ft. S of the NW of the SW 1/4 of the NW 1/4 thence W 210 ft to Point of beginning. Thence continue W 105 ft. thence S 345 Ft. thence E 105 ft. Thence N 345 ft. back to point of the beginning, lying and being in section 7, township 5, north range West Sub-Div 2302

BK: 7738 PG: 551 Last Page

IN WITNESS WHEREOF, the Second Party has caused these presents to be executed in his or her name this 3rd day of July, 2017.

(Wit.) Chantel Muafono
Chantel Muafono

(Grantee) JL Nix

(Wit.) Chanalei Muafono
Chanalei Muafono

(Grantee) JL Nix

State of Florida
County of Escambia

The foregoing instrument is acknowledged before me on this 3rd day of July, 2017 by Joshua Dakota Nix, the Second Party, and Chantel Muafono and Chanalei Muafono, as Witnesses, who is/are personally known to me or who has/have produced FL D.H. N200-424-90-446-0 as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Christina S. Covan
Notary Public

My commission expires 4-26-21
(Affix Notary Seal)



CHRISTINA S COVAN
Commission # GG 098507
Expires April 26, 2021
Bonded Thru Budget Notary Services

Recorded in Public Records 4/4/2022 12:35 PM OR Book 8754 Page 1931,
Instrument #2022033609, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared By:
Joshua Nix
4201 Queens Court, Pace, FL 32571

Space Above For Recording Data

CORRECTIVE QUIT CLAIM DEED

CORRECTING LEGAL DESCRIPTIONS AND GRANTEES NAME AS PREVIOUSLY RECORDED IN
OFFICIAL RECORDS BOOK 7738 PAGES 535/538/550

This Corrective Quit Claim Deed, Executed The 6th Day Of July 2020
By Steven Lee Nix, an unmarried man and Joshua Dakota Nix, a married man Whose Post Office Address Is 161 Barlow Lane, Castleberry, AL 36432 and 4201 Queens Court, Pace, FL 32571 First Party.

TO Josh Nix, a married man Whose Post Office Address Is 4201 Queens Court, Pace, FL 32571 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 Dollar)
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# 075N302302001001 (Vacant Land)

BEGINNING 420 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 THENCE WEST 210 FEET TO POINT OF
BEGINNING, THENCE CONTINUE WEST 105 FEET, THENCE SOUTH 345 FEET, THENCE EAST 105 FEET, THENCE NORTH 345 FEET, BACK TO POINT OF
BEGINNING, LYING AND BEING IN SECTION 7, TOWNSHIP 5 NORTH, RANGE 30 WEST, SUB-DIV 2302.
LESS: BEGINNING 420 FEET SOUTH OF NORTHEAST CORNER OF SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 7, RANGE 30 WEST,
WEST 210 FEET FOR A POINT OF BEGINNING; TRAVEL WEST 105 FEET, SOUTH 35 FEET, EAST 105 FEET, NORTH 35 FEET, TO A POINT OF BEGINNING.
.08 ACRES MORE OR LESS. ALL LYING AND BEING IN ESCAMBIA COUNTY, FLORIDA. THIS PROPERTY CAN ONLY BE MORTGAGED OR SOLD TO
BROTHERS OR ONE OF THE GALVAN FAMILY.

SUBJECT TO all rights, reservations, 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:

Charntel Nix
Witness Signature (To Grantor)
Printed Name Charntel Nix

Joshua Dakota Nix
Grantor Signature Joshua Dakota Nix

Moanna Muafono
Witness Signature (To Grantor)
Printed Name Moanna Muafono

STATE OF ~~FLORIDA~~ Alabama
COUNTY OF ~~ESCAMBIA~~ Conecuh
The Foregoing Instrument Was Acknowledged Before Me This 15th July, 2020
By Joshua Dakota Nix, Who Is Personally Known To Me Or Who Has Produced A Florida Drivers Licenses As Identification.

Ruth Smith
Notary Signature
my commission expires: 11/29/22



BK: 8754 PG: 1932 Last Page

Linda Bates
Witness Signature (To Grantor)
Printed Name Linda Bates

Steven Lee Nix
Grantor Signature Steven Lee Nix

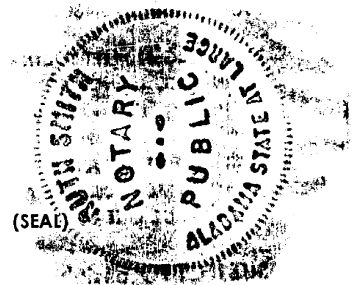
Jaime Phipps Jr.
Witness Signature (To Grantor)
Printed Name Jaime Phipps Jr.

STATE OF Alabama
COUNTY OF Conecuh

The Foregoing Instrument Was Acknowledged Before Me This 15th July, 2020
By Steven Lee Nix, Who Is Personally Known To Me Or Who Has Produced A FL Drivers License
As Identification.

Ruth Smith
Notary Signature

my commission expires: 11/29/22



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 05696 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:

JOSH NIX 4201 QUEENS CT PACE, FL 32571	JOSE P GALVAN 6595 CUMBIE RD CENTURY, FL 32535
--	--

ELISHA A GALVAN 6595 CUMBIE RD CENTURY, FL 32535	ESTATE OF VIRGINIA N GALVAN 6591 CUMBIE RD CENTURY, FL 32535
--	--

JOSE P GALVAN 6591 CUMBIE RD CENTURY, FL 32535
--

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 **WENDY TRAN LIN** holder of **Tax Certificate No. 05696**, 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 420 FT S OF NE COR OF SW 1/4 OF NW 1/4 W 210 FT FOR POB CONT W 105 S 345 FT E 105 FT N 345 FT TO POB OR 7175 P 340 OR 7481 P 806 OR 7738 P 535 OR 7738 P 538 OR 7738 P 550 OR 8754 P 1931 LESS OR 5058 P 1036 MCCALL

SECTION 07, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111747100 (0825-02)

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

JOSH NIX

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



**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 August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

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SECTION 07, TOWNSHIP 5 N, RANGE 30 W

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JOSH NIX

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Dated this 10th day of June 2025.

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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:

NO ADDRESS - 075N302302001001



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

By:
Emily Hogg
Deputy Clerk

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JOSH NIX

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Dated this 10th day of June 2025.

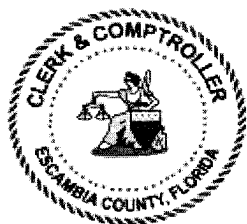
TO RECEIVE FURTHER INFORMATION REGARDING THE UNPAID TAXES PLEASE CONTACT THE TAX COLLECTOR AT 850-438-6500 EXT. 3324, OR VISIT THE DOWNTOWN LOCATION AT 213 PALAFOX PLACE, PENSACOLA, FL 32502. THE PROPERTY WILL BE SOLD AT AUCTION UNLESS THE BACK TAXES ARE PAID.

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

Personal Services:

JOSH NIX
4201 QUEENS CT
PACE, FL 32571

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

0825.00

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV022994NON

Agency Number: 25-007344

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 05696 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: JOSH NIX

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:48 AM and served same at 6:47 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: _____


A. HARDIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

WARNING

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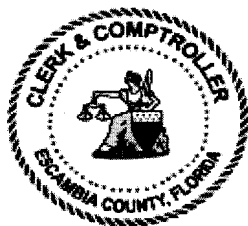
Dated this 10th day of June 2025.

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Post Property:

NO ADDRESS - 075N302302001001



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

By:
Emily Hogg
Deputy Clerk

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007344

RECEIVED
2025 JUN 27 AM 8:45
ESCAMBIA COUNTY, FL
CLERK'S OFFICE
CHANCERY

TAX DEED SEARCH RESULTS:

FILE #: 0425.02
 CERTIFICATE #: 2023 TO 05696
 ACCOUNT #: 11.1747.1002
 PROPERTY ADDRESS: NO ADDRESS. 075N302001001
 TITLE HOLDER: JOSH NIX

INDIVIDUAL
 COMPANY



JOSHUA DAKOTA
 NIX?

ADDRESSES WHERE LETTERS MAILED:

4700 QUEENS CT PACE FL	STATUS: NO AUTH RECIPIENT
6595 CUMBER RD 32535	STATUS: RETURNED. UTE
6591 CUMBER RD 32535	STATUS: RETURNED. UTE
	STATUS:
	STATUS:
	STATUS:
	STATUS:

DATE OF ADDITIONAL RESEARCH

7/15/2025

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 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

OWNS
 ANOTHER PROPERTY:
 341 MCCANIS RD
 715 CENTURY FL 32535
 (* ADDRESS ON DEED)
 850. 530. 1015
 715. LVM

NOTES:

DEED 2022 JOSH NIX
 (850. 605. 4219) 141 BARLOW LN } mailed
 WRONG # CASTLEBERRY FL 30432 7/15/25

Chantel nix-spouse? 808. 843. 1278 } DISCONNECTED

JOSHUA ML - 850. 503. 5209 } NO RING - NOTHING
 HAPPENS

THOMAS NIX
 251. 459. 2968
 NO ANSWER. NO VM

JOSH NIX [0825-02]
4201 QUEENS CT
PACE, FL 32571

9171 9690 0935 0127 1882 06

4/30 NO AUTH. RECIPIENT
7/5 SCHEDULED TO REDELIVER

JOSE P GALVAN [0825-02]
6595 CUMBIE RD
CENTURY, FL 32535

9171 9690 0935 0127 1881 90

7/1 RETURNED

ELISHA A GALVAN [0825-02]
6595 CUMBIE RD
CENTURY, FL 32535

9171 9690 0935 0127 1881 83

7/1 RETURNED

ESTATE OF VIRGINIA N GALVAN
[0825-02]
6591 CUMBIE RD
CENTURY, FL 32535

9171 9690 0935 0127 1881 76

7/1 RETURNED

JOSE P GALVAN [0825-02]
6591 CUMBIE RD
CENTURY, FL 32535

9171 9690 0935 0127 1881 69

JOSH NIX (0825-02)
161 BARLOW LN
CASTLEBERRY AL 36432

7/15/25
7 MAILED
1ST CLASS & CERTIFIED

9171 9690 0935 0127 2052 48

JOSH NIX (0825-02)
341 MCCALLS RD
CENTURY FL 32535

9171 9690 0935 0127 2052 62

7/15/25
MAILED 1ST
CLASS &
CERTIFIED

CERTIFIED MAIL™

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED

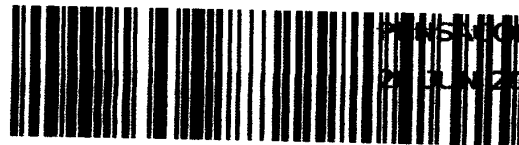
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SCAMIA COUNTY, FL

ESTATE OF VIRGINIA N GALVAN

[0825-02]

6591 CUMBIE RD
CENTURY, FL 32535



9171 9690 0935 0127 1881 76

PENSACOLA FL 325

27 JUN 2025 AM



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁰

06/27/2025 ZIP 32502
043M31219251

US POSTAGE

NIXIE

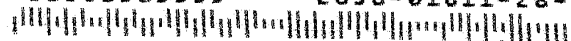
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0007/02/23

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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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UTP

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02/06/25 11:00 AM

CERTIFIED MAIL™

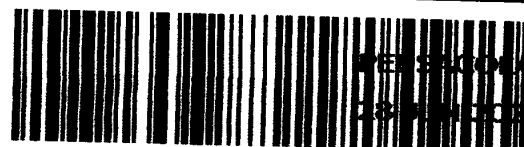
Pam Childers
 Clerk of the Circuit Court & Comptroller
 Official Records
 221 Palafox Place, Suite 110
 Pensacola, FL 32502

PAM CHILDERS
 CLERK & COMPTROLLER
 FILED

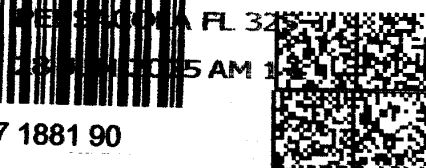
2025 JUL -7 A 2:33
 ESCAMBA COUNTY, FL

U-30

JOSE P GALVAN [0825-02]
 6595 CUMBIE RD
 CENTURY, FL 32535



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FIRST-CLASS MAIL
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US POSTAGE

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RETURN TO SENDER
 NO MAIL RECEPTACLE
 UNABLE TO FORWARD

BC: 32502583335

*2638-03509-28-17

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Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

CLERK & COMPTROLLER
FILED

2025 JUL -7 A 2:33

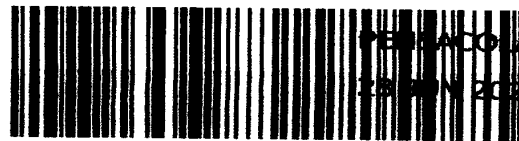
ESCAMBIA COUNTY, FL

6-30

ELISHA A GALVAN [0825-02]

6595 CUMBIE RD

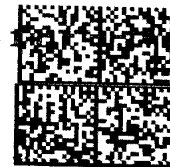
CENTURY, FL 32535



PENSACOLA FL 325

25 JUN 2025 AM 1:31

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