

## **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

D-14 T-D-1			arīda krija krija				872907
Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	WENDY TRAN LIN 29 SW 19TH LANE CAPE CORAL, FL 33991					ation date	Apr 01, 2025
Property description	NIX JOSH 4201 QUEENS CT PACE, FL 32571					ate#	2023 / 5696
	UNKNOWN 11-1747-100 BEG 420 FT S OF I 210 FT FOR POB 0 345 FT TO (Full leg	ONT W 10	5 S 345 F		Date o	ertificate issued	06/01/2023
Part 2: Certificate	es Owned by App	licant and	d Filed wi	th Tax Deed	Applica	ition	
Column 1 Certificate Numbe	Column or Date of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/5696	06/01/2	023		106.64		31.99	138.63
			,		•	→Part 2: Total*	138.63
Part 3: Other Cei	rtificates Redeem	ed by App	olicant (O	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face Ar	mn 3 mount of ertificate	Column 4 Tax Collector's I	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	. 40	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 Colle	ector Certified Am	ounts (Li	nes 1-7)				
	ificates in applicant's					by applicant Parts 2 + 3 above)	697.39
2. Delinquent tax	es paid by the applica	ant					0.00
3. Current taxes	paid by the applicant						65.49
						200.00	
						175.00	
6. Interest accrue	ed by tax collector und	der s.197.5	42, F.S. (se	ee Tax Collecto	r Instruc	tions, page 2)	0.00
7.					Tota	Paid (Lines 1-6)	1,137.88
-	nformation is true and d that the property inf				/ informa	ation report fee, ar	nd tax collector's fees
						Escambia, Florid	а
Sign here:	ature, Tax Collector or Des	anee			Dat	e <u>April 9th, 20</u>	025
	sture, rax collector or Des	Alles					

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

Pai	art 5: Clerk of Court Certified Amounts (Lines 8-14)	Company of the Compan
	Processing tax deed fee	The state of the s
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 h	here: Date of sale 08/06/2 Signature, Clerk of Court or Designee	025

# INSTRUCTIONS 4 6.25

#### 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 o	f 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:

Electronic signature on file

pay any current taxes, if due and

Applicant's signature

- 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.

WENDY TRAN LIN 29 SW 19TH LANE CAPE CORAL, FL :	33991	
		<u>04-01-2025</u> Application Date



Parcel Information

# Gary "Bubba" Peters Escambia County Property Appraiser

**Real Estate Search** 

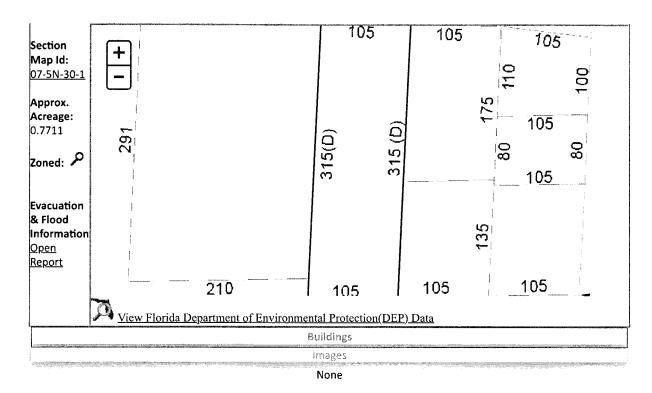
**Tangible Property Search** 

Sale List

Launch Interactive Map

<u>Back</u>

Nav. Mode	⊛ Accoι	int O Parce	el ID 🔻					Printer Frie	endly Version
General Inform	ation			:	Assessi	ments			
Parcel ID:	075N3	023020010	01		Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	11174	7100			2024	\$4,566	\$0	\$4,566	\$3,17
Owners:	NIX 10	SH			2023	\$2,888	\$0	\$2,888	\$2,88
Mail:		QUEENS CT FL 32571			2022	\$2,888	\$0	\$2,888	\$2,88
Situs:			_				Disclaime	er	
Use Code:	VACAN	NT RESIDEN	TIAL 🔑						
Taxing Authority:	CENTURY CITY LIMITS			yourse, emission or section of the control of the c	177, and the second	Tax Estima			
Tax Inquiry:	<u>Open</u>	Tax Inquiry	<u>Window</u>		Annoniminum		hange of Ad	aress	
Tax Inquiry link Escambia Coun	· ·		sford			File fo	r Exemption	(s) Online	
escamora vocin	ty tax con					<u>Re</u> j	oort Storm D	amage	
Sales Data Typ	ر De List: ر				2024 C	ertified Roll E	xemptions		
Sale Date Bo			Multi Parce	l Records	None				
07/15/2020 87	754 1931	\$100 QC	Υ	C <sub>a</sub>					
07/03/2017 77	738 550	\$100 QC	Υ	Ē,					
07/03/2017 7		\$100 QC	Υ		Legal D	escription			
07/03/2017 7		\$100 WD	Y		BEG 42	O FT S OF NE	COR OF SW 1/	4 OF NW 1/4	W 210 FT
		•	•	[]	11	_	5 S 345 FT E 1	05 FT N 345 I	T TO POB
02/23/2016 74		\$100 OT	Υ	<u>C</u>	OR 717	5 P 🔑			
05/29/2014 7:	175 340	\$100 WD	Υ	ي					
08/16/2013 70	061 1546	\$100 OT	Υ	D <sub>o</sub>					
04/2003 5	139 558	\$100 QC	Υ	C <sub>a</sub>					
04/2003 5:	110 1003	\$100 QC	Υ	C <sub>o</sub>		<del></del>			
01/1969 4	167 156	\$100 WD	Υ	٦		eatures		The state of the s	
Official Records Escambia Coun Comptroller					None				



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 REP	PORT IS ISSUED TO:			
SCOTT LUNSFORD, I	ESCAMBIA COUNTY TAX	X COLLECTOR		
TAX ACCOUNT #:	11-1747-100	CERTIFICATE #: _	2023-56	96
REPORT IS LIMITED	TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED I	BY NAME IN THI	E PROPERTY
listing of the owner(s) of tax information and a li	epared in accordance with the frecord of the land describe sting and copies of all open in the Official Record Bookage 2 herein.	ed herein together with co or unsatisfied leases, mor	arrent and delinque rtgages, judgments	ent ad valorem and
and mineral or any subs	to: Current year taxes; taxes surface rights of any kind or s, boundary line disputes.		-	
	sure or guarantee the validit ince policy, an opinion of tit			
Use of the term "Report	"herein refers to the Proper	rty Information Report an	d the documents a	ttached hereto.
Period Searched:	May 14, 2005 to and inclu	ding May 14, 2025	Abstractor:	Andrew Hunt
BY				
Malaly	hel/			

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
CERTIFICATION V			TILL VILL	

TAX DEED SALE DATE:	AUG 6, 2025				
TAX ACCOUNT #:	11-1747-100				
CERTIFICATE #:	2023-5696				
those persons, firms, and/or agencies having le	tatutes, the following is a list of names and addresses of egal interest in or claim against the above-described ficate is being submitted as proper notification of tax deed				
YES NO  ☐ Notify City of Pensacola, P.O. Be ☐ Notify Escambia County, 190 Ge ☐ Homestead for 2024 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

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

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

State	of	Florida
Ascu:	mbia	County

## WARRANTY DEED

Form 140
PRINTED AND FOR SALE
MAYES PRINTING GO.
PENSAGGLA, FLA.

6591 Cumbie Road Centur	ry, FL 32535
- Common Acous	
r and in consideration of	810 00/
e receipt whereof is berehy acknowledge	ed, do bargain, sell, convey and grant unto
Steven Lee Nixunmarrie	ed and Joshua Dakota Nixunmarried
heirs, execu	ators, administrators and assigns, forever, the following described real property.
wit:	ry, FloridaCounty ofEscambiaState of _ Florid
Beginning 420 feet South	h of the North corner of the Southwest 1/4
of Northwest 1/4 thence 1	West 210 feet to Point of Beginning, thence
thence North 345 feet.	thence South 345 feet, thence East 105 feet, back to Point of Beginning, lying and being in
Section 7, Township 5 No	orth Range 30 West Sub-Div 2302.
LESS: Beginning 420	feet South of Northeast corner of Southwest arter of Section 7, Range 30 West, West 210
feet for a Point of Begi	inning; travel West 105 feet, South 35 feet.
East 105 feet, North 35	feet, to a Point of Beginning, .08 acres more ement of Record if any, all lying being in
Escambia County Florida.	. This Property can only be mortgaged or sold to
hrowhems_or_one_of-sha (	Galvan family. Grantor has LIFE ESTATE
Andcovenant	that well seized of an indefense
Andcovenant  te in fee simple in the said property, and thatheirs, excutors, administrators and assigns, in	thatwell seized of an indefeas.  thatwell seized of an indefeas.  Ind haa good right to convey the same; that it is free of lien or enconvectutors and administrators, the said granteehe  the quiet and peaceable possession and enjoyment thereof, against all pers
Andcovenant  te in fee simple in the said property, ance, and thatheirs, excutors, administrators and assigns, in fully claiming the same, shall and will	that well seized of an indefease and ha a good right to convey the same; that it is free of lien or encounters and administrators, the said grantee in the quiet and peaceable possession and enjoyment thereof, against all persist forever warrant and defend.
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And	that well seized of an indefeasurd ha a good right to convey the same; that it is free of lien or ence xecutors and administrators, the said grantee he the quiet and peaceable possession and enjoyment thereof, against all persect forever warrant and defend have hereunto set hand and seal this
And	that
And	that
And	that

Landmark Web Official Records Search 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

**©SmartL**egalForms

LF602 Warranty Deed 11-15, Page 1 of 3

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.				
du 12	Date: 7 - 3 - 17			
Steven Lee Nix	, Grantor			
161 Barlow Ln	, Mailing Address			
Castleberry Al. 36432	, City, State, Zip			
	Date: NA , Second Grantor (if Applicable) , Mailing Address , City, State, Zip			
First Witness: Chartel VII. Signature	Printed Name Date			
Second Witness: Warnel Mu Signature	Printed Name  Date  Change  Printed Name  Date  Printed Name  Date			

**©Smart**LegalForms

LF602 Warranty Deed 11-15, Page 2 of 3

BK: 7738 PG: 537 Last Page

STATE OF Florida	)
COUNTY/PARISH OF <u>Escambia</u>	_)_
On, 20_17, before me	e, <u>Christina S. Covan</u> ,
a Notary Public, personally appeared Steven	L. NIX
as Grantor(s), and Chantel Munfono, as	s Witness, and <u>Chanalei Muafono</u> ,
as Witness, who proved to me on the basis of satis	•
name(s) is/are subscribed to the within instrument	<del>-</del>
executed the same in his/her/their authorized capa	
on the instrument the person(s), or the entity upon b	behalf of which the person(s) acted, executed
the instrument.	
I certify under PENALTY OF PERJURY under the la	ws of the State of Florida
that the foregoing paragraph is true and correct.	
WITNESS my hand and official seal.	
Chrillia & Colon	Affiant KnownX Produced ID
Signature of Notary	Type of ID # 17 86375
	Commission expires: 4-26-17
	I certify that the full consideration paid for
	the described property is: \$ !0.00
	\$
	Signed:
	Signed.
	(Grantee)
	Dated: <u>7-3-2017</u>
	0
	Signed: NA
	(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	
	Trootille
© SmartLegalForms	LF602 Warranty Deed 11-15, Page 3 of 3

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 S	S18.50 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 \$\frac{10.00}{10.00} in hand paid by the said Second Party, the receipt whereof is herby 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.) Charles Muafono (Grantor)
	Chandi Muslowe)
	(Wit.) Chanalei Muafono (Grantor)
1	* · · · · · · · · · · · · · · · · · · ·
	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 Chanalei Muatono
	Chantel Musfono and Chantel Musfono as Witnesses, who is/are personally known to me or who has/have produced ALDL#1786375 as
	identification and did take an oath. HI ID # A1142
	Witness my signature and official seal in the aforesaid state and county.  Chantel Muafono
	FL DL#M150-118-92-763-0
	hulle J. Coummy commission expires 4-26-21
	Notary Public (Affix Notary Seal)
	CHRISTINA S COVAN
!	CHRISTINA'S COVAN  Commission # GG 098507

# SCHEDULE A LEGAL DESCRIPTION

Expires April 26, 2021

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

N WITNESS WHEREOF, the Second Party has caused these presents to be	executed in his or her name this 3rd day
Wit.) Chaptel Musicon (Grantee)	NI
Wit.) Chanalei Muafono (Grantee)	UNI
State of Florida County of Escambia	
The foregoing instrument is acknowledged before me on this 3rd d	
Joshua Dakota Nix and Chantel Muafono and Chanalei Muafono	, the Second Party, as Witnesses, who is/
are personally known to me or who has/have produced	As withesses, who is
	0-424-90-446-0
Witness my signature and official seal in the aforesaid state and coun	ty.
My commission (Affix Notary Public (Affix Notary	on expires 4 - 26 - 21 Seal)
CHRISTINA S COVAN Commission # GG 098507 Expires April 26, 2021	

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

	CLERK OF THE CIRCUIT COURT
Prepared by: Joshua D. Nix Record and Return to	ESCAMBIA COUNTY FLORIDA
Joshua D. Nix CORRECTIVE	INST# 2017050485 7/3/2017 12:58 PM
341 McCall Rd	OFF REC BK: 7738 PG: 538 Doc Type: QCD
Century Fl. 32535	Recording \$18.50 Deed Stamps \$0.70
Quit Claim DEED	
•	
	20 17
	IX and Joshua D. NIX
Whose mailing address is: 161 Barlow Ln. Castleberry Al. 36432 Hereinafter called the First Party,	
recemance cased the Plist Fatty,	
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 herby acknowledged, does hereby ren	
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 parcel of land, situate, lying and being in the County of Escambia	s in and to the following described lot, piece or . State of FLORIDA to wit:
part of hand, state, sying and tening in the County of	. Olde of People of Mil.
SEE SCHEDULE A, LEGAL DESCRIPTION ATTACHED.	
Subject to covenants, restrictions, easements of record and taxes for the current y	, car.
TAX FOLIO NUMBER:	
To have and to hold the same together with all and singular the appurtenances	
and all the estate, right, title, interest, lien, equity, and claim whatsoever of the only proper use, benefit and behoof of the said Second Party.	ie said First Party either in law or equity, to the
IN WITNESS WHEREOF, the First Party has caused these presents to be ex	xecuted in his or her name this 3rd day
of July 20 17	
(Wit.) Charles (Grantor)	the state of the s
Chantel Muafono	
a. 0 . 0 . 0	<b>-</b> 8
(Wit.) Chandle Mulyowe) (Grantor)	大スケン
Chanalei Muafono	
<del></del>	<u> </u>
State of Florida }	
County of Escambia	
The foregoing instrument is acknowledged before me on this 3rd day	y of <u>July 20 17</u> by 0
Steven Lee Nix	the First Party, and Chanalei Muatono
Chantel Muafono and Chanalei Muafono	HITE(1375 as Witnesses, who is are 2139 Kalena DR APTD
personally known to me or who has/have produced ALDL identification and did take an oath	<u> </u>
The state of the s	HI ID# WILLS
Witness my signature and official seal in the aforesaid state and county.	Chantel Muatono
/~ ~	
	FL DL #M150-118-92-763-C
Mullia . Williamy commission	expires $4-\lambda(a-\lambda)$
Notary Public (Affix Notary Se	
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
CHRISTINA S COVAN	The second secon
Commission # GG 098507	
Expires April 26, 2021	

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BK: 7738 PG: 551 Last Page

of July 20 17  (Wit.) Chartel Musfono (Grantee) (Grantee)
(Wit.) Chanalei Muafono (Grantee)
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 personally known to me or who has/have produced Party, as Witnesses, who is/ as identification and did take an oath.
Witness my signature and official seal in the aforesaid state and county.
Notary Public My commission expires 4-26-21  (Affix Notary Seal)
CHRISTINA S COVAN

Expires April 26, 2021

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 July2020

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 <a href="Escambia">Escambia</a>, State Of Florida, To Wit:

PARCEL ID# 075N302302001001 (Vacant Land)

BEGINNING 420 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ 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.

LOB 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 Parly, 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:

Gyantor Signature Joshua Dakota Nix

Printed Name Moenuu Muafono

STATE OF FLORIDAY Alabama COUNTY OF ESCAMBIAY CONECUT

The Foregoing Instrument Was Acknowledged Before Me This 15th, July 20

By Joshua Dakota Nix , Who Is Personally Known To Me Or Who Has Produced A Florida Drivers Licenses As Identification.

**Notary Signature** 

my commission expires: 11/29/22

10 A 11 A 5 8 to

Grantor Signature

Steven Lee Nix

BK: 8754 PG: 1932 Last Page

Singh Batt	
Witness Signature (To Grantor) Printed Name Linds: Bates	
Printed Name Linds, Bates	
Jaipen Jaipen Jr.	
Winess Signature (To Graphon) Printed Name Any Fairla / Y.	
Printed Name Anju Taipla / V.	
/ ' / / V	
STATE OF Alghama )	
COUNTY OF AMARAMA	

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 FI Orivers 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	JOSE P GALVAN
4201 QUEENS CT	
	CENTURY, FL 32535

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

JOSE P GALVAN 6591 CUMBIE RD CENTURY, FL 32535

WITNESS my official seal this 19th day of June 2025.

SHE COMPTROLES

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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@ESCAMBIACLERK.COM

STATE COUNTY TO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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**Post Property:** 

NO ADDRESS - 075N302302001001

S COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

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**Personal Services:** 

JOSH NIX 4201 QUEENS CT PACE, FL 32571

COMPTAGE TO THE PROPERTY OF TH

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

## **ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA**

0815.00

# 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

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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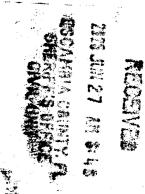
**Post Property:** 

NO ADDRESS - 075N302302001001



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



TAX DEED SEARCH RESULTS:		
FILE #: CERTIFICATE #: ACCOUNT #: PROPERTY ADDRESS: TITLE HOLDER: INDIVIDUCOMPA	0425.02 7023 TO 056960 11.1741.100 10.174	N302001001 SUSHUA DAYKOTA NIX?
ADDRESSES WHERE LETTERS MAI	LED:	
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DATE OF ADDITIONAL RESEARCH	1/15/2015	
Escambia Property Appraiser Web 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)	no new address	OTHER PROPERTY:  II MCCIMIS RD  ENTURY FL 32535  HOMES ON DEED  850. 530. 1015  715 - LVM
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Thomas ni? 251.48	sgizgus snsuze, no vm	Notes

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6591 CUMBIE RD
CENTURY, FL 32535

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

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JOSH NIX (0825-02) 161 BARLOW LN CASTLEBERRY AL 36432 Thens Thensed 1st class & description

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

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Clerk of the Circuit Court & Comptroller
Official Records

221 Palafox Place, Suite 110

Pensacola, FL 32502

ESTATE OF VIRGINIA N GALVAN
[0825-02]
6591 CUMBIE RD

CENTURY, FL 32535

CERTIFIED MAIL.



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

CLERK & COMPTROLLERS

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

Pensacola, FL 32502 ELISHA A GALVAN [0825-02] 6595 CUMBIE RD

CENTURY, FL 32535

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



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US POSTAGE

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

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



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FIRST-CLASS MAIL PRSRT - IMI \$000.68 07/15/2025 ZIP 32502 043M31219251

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JOSH NIX (0825-02) 341 MCCALLS RD **CENTURY FL 325**:

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CENTURY FL 32505 NIXIE

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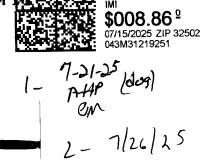
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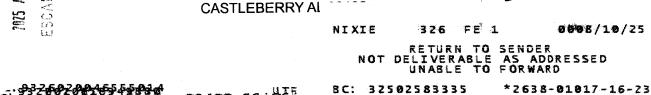
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FIRST-CLASS MAIL

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**US POSTAGE** 



JOSH NIX (0825-02) 161 BARLOW LN



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

Tax Deed Sales - Redeemed From Sale
Account: 111747100 Certificate Number: 005696 of 2023

Date Of Redemption	7/24/2025	
Clerk's Check	1 Clerk's Total \$763.20	
Postage	\$0.00 Tax Deed Court Registry \$729.20	
Payor Name	JOHN NIX 4201 QUEENS COURT PACE FL 3251	0
Notes	8507418136	<b>\$</b>
	Submit Reset Print Preview Print Receipt ☐	

# 

#### A Weekly Publication of the Escambia-Santa Rosa Bar Association Since 2014

#### 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 wil:

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 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 26th day of June 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email TAXDEEDS@ESCAMBIACLERK.COM.

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

4WR7/2-7/23TD

Name: Emily Hogg, Deputy Clerk Order Number: 8051

Order Date: Number Issues: Pub Count: 6/26/2025

 
 Pub Count
 1

 First Issue
 7/2/2025

 Last Issue
 7/2/2025

 Order Price
 5200.06

 Pub Dates
 The Summation Weekly

 Pub Dates
 The Summation Weekly
 Publications: Pub Dates:

Emily Hogg, Deputy Clerk First Judicial Circuit, Escambia County 190 W. Government St. Pensacola FL 32502

Before the undersigned authority personally appeared Malcolm Ballinger who under oath says that he is the Legal Administrator and Publisher of The Summation Weekly Newspaper published at Pensacola in Escambia & Santa Rosa County, Florida; that the attached copy of the advertisement, being a notice in the matter of

#### 2, 2023 TD 05696 - WENDY TRAN LIN - Josh Nix

was published in said newspaper in and was printed and released from 7/2/2025 until 7/23/2025 for a consecutive 4

Affiant further says that the said Summation Weekly is a newspaper published at Pensacola, in said Escambia & Santa Rosa Counties, Florida, and that the said newspaper has heretofore been continuously published in said Escambia & Santa Rosa Counties, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication of the said newspaper.

MALCOLM BALLINGER,

PUBLISHER FOR THE SUMMATION WEEKLY STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, on 7/23/2025, by MALCOLM BALLINGER, who is personally known to me.

Notary Public State of Florida Morgan S. Cole My Commission HH 606918 Expires 10/27/2028