



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

0825-10

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411		Application date	Apr 16, 2025	
Property description	MIDLAND TRUST COMPANY FBO SIMPSON DAVID #0034002 PO BOX 1439 GULF BREEZE, FL 32562 11996 SCENIC HWY 108 01-0046-140 UNIT 108 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15		Certificate #	2023 / 7	
			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)	
# 2023/7	06/01/2023	1,408.10	70.41	1,478.51	
→Part 2: Total*				1,478.51	
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)
# 2024/8	06/01/2024	1,806.98	6.25	111.81	1,925.04
Part 3: Total*					1,925.04
Part 4: Tax Collector Certified Amounts (Lines 1-7)					
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)				3,403.55	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,625.11	
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)				5,403.66	
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:			Escambia, Florida Date April 21st, 2025		

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

+4.25

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

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

512
R. 12/16

Application Number: 2500109

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

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

Account Number	Certificate No.	Date	Legal Description
01-0046-140	2023/7	06-01-2023	UNIT 108 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

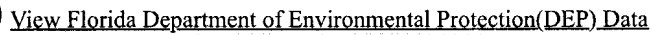
Escambia County Property Appraiser

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

[← Nav. Mode](#)
☒ Account
 ☐ Parcel ID
 [→](#)

[Printer Friendly Version](#)

General Information Parcel ID: 021S291010108001 Account: 010046140 Owners: MIDLAND TRUST COMPANY FBO SIMPSON DAVID #0034002 Mail: PO BOX 1439 GULF BREEZE, FL 32562 Situs: 11996 SCENIC HWY 108 32514 Use Code: CONDO-RES UNIT Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>\$0</td> <td>\$112,300</td> <td>\$112,300</td> <td>\$112,300</td> </tr> <tr> <td>2023</td> <td>\$0</td> <td>\$112,300</td> <td>\$112,300</td> <td>\$112,300</td> </tr> <tr> <td>2022</td> <td>\$0</td> <td>\$89,840</td> <td>\$89,840</td> <td>\$80,294</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address File for Exemption(s) Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2024	\$0	\$112,300	\$112,300	\$112,300	2023	\$0	\$112,300	\$112,300	\$112,300	2022	\$0	\$89,840	\$89,840	\$80,294																																																				
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Parcel Information		Launch Interactive Map																																																																									



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 00007**, 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:

UNIT 108 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15

SECTION 02, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010046140 (0825-16)

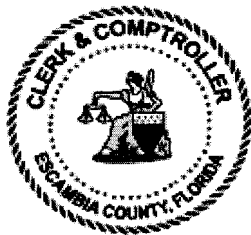
The assessment of the said property under the said certificate issued was in the name of

MIDLAND TRUST COMPANY FBO DAVID SIMPSON #0034002

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of August, which is the **6th** day of August 2025.

Dated this 28th day of April 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-0046-140 CERTIFICATE #: 2023-7

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 12, 2005 to and including May 12, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: May 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 13, 2025

Tax Account #: **01-0046-140**

1. The Grantee(s) of the last deed(s) of record is/are: **MIDLAND TRUST COMPANY AS CUSTODIAN
FBO DAVID SIMPSON**

By Virtue of Warraanty Deed recorded 6/30/2022 in OR 8815/15

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 #: 01-0046-140

Assessed Value: \$112,300.00

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): **THE TERRACE AT RIVERINA HOMEOWNERS ASSOCIATION
INC**

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 #: 01-0046-140
CERTIFICATE #: 2023-7

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.

MIDLAND TRUST COMPANY
FBO DAVID SIMPSON
PO BOX 1439
GULF BREEZE, FL 32562

DONNA LUEBBERS
THE TERRACE AT RIVERINA
HOMEOWNERS ASSOCIATION INC
6012 SADDLE CLUB RD
PACE, FL 32571

MIDLAND TRUST COMPANY
FBO DAVID SIMPSON
11996 SCENIC HWY 108
PENSACOLA, FL 32514

Certified and delivered to Escambia County Tax Collector, this 13th 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 13, 2025

Tax Account #:01-0046-140

**LEGAL DESCRIPTION
EXHIBIT "A"**

**UNIT 108 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON
ELEMENTS OR 8815 P 15**

SECTION 02, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0046-140(0825-16)

**Recorded in Public Records 6/30/2022 4:41 PM OR Book 8815 Page 15,
Instrument #2022067170, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$9,100.00**

This Instrument Prepared By:
SUSAN J. SALAMONE
Beggs & Lane, RLLP
Post Office Box 12950
501 Commendencia Street
Pensacola, Florida 32502
File No.: 3403-82781

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GIACOMO A. LICARI, AN UNMARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE G & C LICARI FAMILY TRUST DATED DECEMBER 23, 2004 (herein "Grantor"), whose address is 8350 Morro Road, Atascadero, CA 93422, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto MIDLAND TRUST COMPANY AS CUSTODIAN FBO DAVID SIMPSON #0034002 (herein "Grantee"), whose address is P.O. Box 1439, Gulf Breeze, FL 32562, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2022 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

[SIGNATURE PAGE TO FOLLOW]

BK: 8815 PG: 16

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29 day of June, 2022.

Signed, sealed and delivered
in the presence of:

Kathy Benabides
Print: Kathy Benabides

Ric Torres
Print: Ric's Torres

Giacomo A. Licari
Giacomo A. Licari, individually and as Trustee
of The G & C Licari Family Trust dated
December 23, 2004

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of San Luis Obispo)

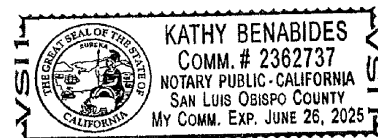
On June 29, 2022, before me, Kathy Benabides, a Notary Public, personally appeared Giacomo A. Licari, individually and as Trustee of The G & C Licari Family Trust dated December 23, 2004, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the 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 California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature: Kathy Benabides

(Seal)



BK: 8815 PG: 17 Last PageEXHIBIT "A"

Units 104, 105, 106, 108, 110, 202, 203, 204, 205, and 208, The Terrace at Riverina, a Condominium, according to the Declaration of Condominium recorded in OR Book 1995, Page 66, of the public records of Escambia County, Florida, together with all its appurtenances including without limitation, its undivided interest in and to the common elements, according to the Declaration.

Parcel ID Numbers:

021S291010104001
021S291010105001
021S291010106001
021S291010108001
021S291010110001
021S291010202001
021S291010203001
021S291010204001
021S291010205001
021S291010208001

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



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

Tax Deed Sales - Redeemed From Sale
Account: 010046140 Certificate Number: 000007 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name

Notes

Commit Redemption ☒