

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

012603

Part 1: Tax Deed	Application Infor	mation			76. I			
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173				Application date		Apr 25, 2025	
Property description	MIDLAND TRUST COMPANY FBO SIMPSON DAVID #0034002					cate #	2023 / 11 06/01/2023	
	PO BOX 1439 GULF BREEZE, FL 32562 11996 SCENIC HWY 204 01-0046-170 UNIT 204 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15				Date certificate issued			
	es Owned by App				Applic		T	
Column 1 Certificate Numbe	Column or Date of Certifi	_	1	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2023/11	06/01/2	023		1,408.10	70.41		1,478.51	
					<u></u>	→Part 2: Total*	1,478.51	
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)			
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	Iumn 3 Amount of Certificate Column 4 Tax Collector's F		Column 5 Fee Interest		Total (Column 3 + Column 4 + Column 5)	
# 2024/12	06/01/2024		1,806.98		6.25 107.67		1,920.90	
•		Part 3: Total*					1,920.90	
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)		Ass.			
1. Cost of all cert	ificates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above	3,399.41	
2. Delinquent tax	es paid by the applic	ant					0.00	
3. Current taxes	paid by the applicant						1,625.11	
4. Property inform	nation report fee						200.00	
5. Tax deed appl	ication fee						175.00	
6. Interest accrue	ed by tax collector un-	der s.197.5	542, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00	
7.					Tota	al Paid (Lines 1-6)	5,399.52	
	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees	
D_	1_					Escambia, Florid	la	
Sign here: Sign	ature, Tax Collector or Des	<u></u>			Da	te April 29th, 2	2025	

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

Par	t 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 01/07/2026 Signature, Clerk of Court or Designee

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500514

To: Tax Collector of ESCAL	MBIA COUNTY	_, Florida	
I, JPL INVESTMENTS CORP AND 8724 SW 72 ST #382 MIAMI, FL 33173, hold the listed tax certificate and		e same to the Tax	Collector and make tax deed application thereon
	•		
Account Number	Certificate No.	Date	Legal Description
01-0046-170	2023/11	06-01-2023	UNIT 204 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15
Sheriff's costs, if applied	g tax certificates plus d omitted taxes, plus in fees, property informa cable.	nterest covering thation report costs, (
which are in my possession.			
Electronic signature on file JPL INVESTMENTS CORP A 8724 SW 72 ST #382 MIAMI, FL 33173	IND OCEAN BANK		
			<u>04-25-2025</u> Application Date
Applicant's	s signature		



Gary "Bubba" Peters Escambia County Property Appraiser

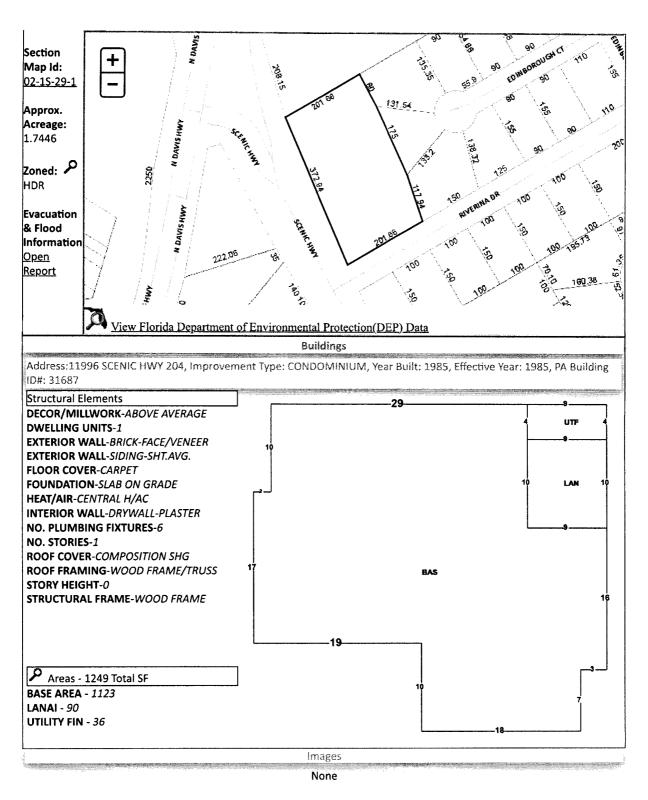
Real Estate Search

Tangible Property Search

Sale List

Back

Nav. M	ode 🖲 Acc	count OParc	el ID	₹					Printer Frier	idly Version
General Information						Assess	ments	* !!		
Parcel ID:	021829101	10204001				Year	Land	Imprv	Total	Cap Val
Account:	010046170	o				2024	\$0	\$112,300	\$112,300	\$112,30
Owners:	MIDLAND #0034002	TRUST COMP	ANY FB	O SIMPSON	DAVID	2023	\$0 \$0	\$112,300 \$89,840	\$112,300 \$89,840	\$112,30 \$80,29
Mail:	PO BOX 14 GULF BREE	139 EZE, FL 32562					Disclaimer			
Situs:	11996 SCE	NIC HWY 204	32514					Discialii		
Use Code:	Code: CONDO-RES UNIT 🔑					Tax Estimator				
Taxing Authority:	COUNTY MSTU						Change of Address			
Tax Inquiry:	Onen Tax Inquiry Window					File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Jan Barrell Ba	Rep	ort Storm	<u>Damage</u>	
Sales Data	Type List:	P		X Lin Commission (Commission Commission Comm		2024	Certified Ro	II Exemption	15	
Sale Date			Туре	Multi Parce	el Records	None		##minorar-e-r-citizationing.	czasa - A Sirla-reillelmini-ton one	
06/29/202	2 8815 1	5 \$1,300,00	00 WD	Υ	C _o	<u></u>				
08/26/201	6 7580 15	66 \$10	00 OT	Υ	D _o	- Commence of the Commence of	Description	- Committee of the Comm		ener on the
			00 WD	Y	C _a				NA CONDON	
• •	4 7189 10			•	-	8815	•	JINI IN CON	MON ELEM	ENISOR
05/21/201	4 7172 15	17 \$315,0	00 WD	Υ	<u> </u>	0013	. 13			
08/1990	2901 79	94 \$120,00	00 WD	Υ	D)					
07/1990	2891 9	6 \$100,0	00 WD	Υ	C _o	Extra	Features			
		y courtesy of c of the Circui			oller	None				
Parcel Info	vanet to 2								Launch Inte	ractive M



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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037143 5/20/2025 1:03 PM
OFF REC BK: 9320 PG: 661 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 00011, 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 204 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 010046170 (0126-03)

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 January, which is the 7th day of January 2026.

Dated this 20th day of May 2025.

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

COMP

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 #:	01-0046-170	CERTIFICATE #:	2023-1	1		
REPORT IS LIMITED	T TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(S	RESSLY IDENTIFIED B	Y NAME IN THE	PROPERTY		
listing of the owner(s) tax information and a l	epared in accordance with the of record of the land describe isting and copies of all opend in the Official Record Bookage 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	nt ad valorem and		
and mineral or any sub	t to: Current year taxes; taxes surface rights of any kind or os, boundary line disputes.					
	nsure or guarantee the validit ance policy, an opinion of tit					
Use of the term "Repor	rt" herein refers to the Proper	ty Information Report and	d the documents at	tached hereto.		
Period Searched: Oc	tober 17, 2025 to and include	ding October 17, 2025	_ Abstractor:	Andrew Hunt		
BY						
Malphi						

Michael A. Campbell, As President

Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 01-0046-170

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

By Virtue of Warranty 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) NONE are delinquent.

Tax Account #: 01-0046-170 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

CERTIFICA	TION.	PROPER	TV INI	FORMATION	REPORT	FOR TDA
CENTITICA	HOIN.	INVIE	/	VINIALION	INCI ON I	TUNIDA

TAX DEED SALE DATE:	JAN 7, 2026
TAX ACCOUNT #:	01-0046-170
CERTIFICATE #:	2023-11
those persons, firms, and/or agencies having leg	tutes, the following is a list of names and addresses of al interest in or claim against the above-described ate is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box ☐ Notify Escambia County, 190 Gov ☐ Homestead for 2025 tax year.	
MIDLAND TRUST COMPANY FBO DAVID SIMPSON PO BOX 1439 GULF BREEZE, FL 32562	MIDLAND TRUST COMPANY FBO DAVID SIMPSON 11996 SCENIC HWY U202 PENSACOLA, FL 32514
DONNA LUEBBERS REGISTERED AGENT OF THE TERRACE AT RIVERINA HOMEOWNI 3761 SADDLE CLUB CIRCLE PACE, FL 32571	

PERDIDO TITLE SOLUTIONS, A DIVISION OF

PERDIDO TITLE & ABSTRACT, INC.

Malphel

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.

Certified and delivered to Escambia County Tax Collector, this 17th day of October 2025.

PROPERTY INFORMATION REPORT

October 17, 2025 Tax Account #:01-0046-170

LEGAL DESCRIPTION EXHIBIT "A"

UNIT 202 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 01-0046-170(0126-03)

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:
Print: Kathy Benabides Giacomo A. Licari, individually and as Trustee of The G & C Licari Family Trust dated December 23, 2004 Print: Kathy Benabides 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 99, 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 COMM. # 2362737 NOTARY PUBLIC-CALIFORNIA MY COMM. Exp. June 26, 2025

BK: 8815 PG: 17 Last Page

EXHIBIT "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 021S291010108001 021S291010108001 021S291010202001 021S291010203001 021S291010204001 021S291010205001 021S291010205001 021S291010208001