

CERTIFICATION OF TAX DEED APPLICATION

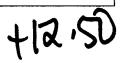
Sections 197.502 and 197.542, Florida Statutes

DR-513 Rule 12D-16.002 F.A.C Effective 07/19 Page 1 of 2

0825.37

							<u> </u>
Part 1: Tax Deed	Application Infor	mation	Post in				Supplies the state of the state
Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO S PO BOX 12225 NEWARK, NJ 071				Application	date	Apr 16, 2025
Property description	rty 5612 PALAFOX LAND TRUST DATED 06-13-21			Certificate # Date certificate issued		2023 / 1443	
						06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed .	Application	1	
Column 1 Certificate Number	Column er Date of Certifi			olumn 3 ount of Certificate		umn 4 erest	Column 5: Total (Column 3 + Column 4)
# 2023/1443	06/01/2	023		1,229.26		61.46	1,290.72
# 2024/1539	06/01/2	024		1,477.62		186.24	1,663.86
			Ŷ.		→P	art 2: Total*	2,954.58
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's	_	olumn 5 Interest	Total (Column 3 + Column 4 + Column 5)
#/						4	
		10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Р	art 3: Total*	0.00
Part 4: Tax Colle	ector Certified Am	ounts (L	ines 1-7)				
Cost of all cert	ificates in applicant's	possessio	n and othe			pplicant s 2 + 3 above	2,954.58
2. Delinquent tax	es paid by the application	ant					0.00
3. Current taxes	paid by the applicant						1,384.18
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.	542, F.S. (s	ee Tax Collecto	or Instruction	s, page 2)	0.00
7.					Total Pai	d (Lines 1-6)	4,713.76
-	nformation is true and	B			y information	report fee, a	nd tax collector's fees
N I	LAMA	IYL			Es	cambia, Florid	la
Sign here: Sign	ature, Tax Collector Des	ignee			Date	April 21st, 2	2025_

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



Par	rt 5: Clerk of Court Certified Amounts (Lines 8-14)
8.	
9.	
10.	
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 sale08/06/2025 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: 2500080

To: Tax Collector of E	SCAMBIA COUNTY	_, Florida	
I, FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	•		
hold the listed tax certificate	e and hereby surrender the	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
04-0587-500	2023/1443	06-01-2023	W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267
pay all delinquerpay all Tax CollectionSheriff's costs, if	anding tax certificates plus at and omitted taxes, plus in ctor's fees, property informa applicable.	nterest covering thation report costs, (ne property. Clerk of the Court costs, charges and fees, and
Attached is the tax sale ce which are in my possession		cation is based and	d all other certificates of the same legal description
Electronic signature on fi FIG 20, LLC FIG 20, LLC FBO SEC F PO BOX 12225 NEWARK, NJ 07101-3	TY		<u>04-16-2025</u> Application Date

Applicant's signature



Parcel Information

Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

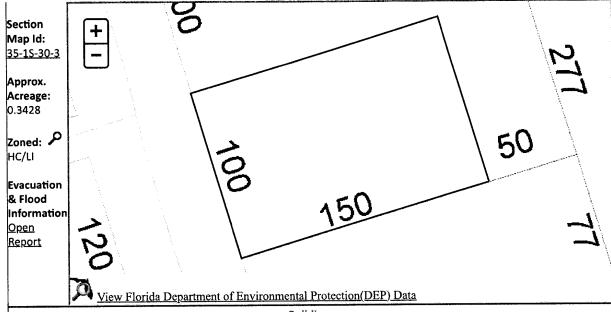
Tangible Property Search

Sale List

Launch Interactive Map

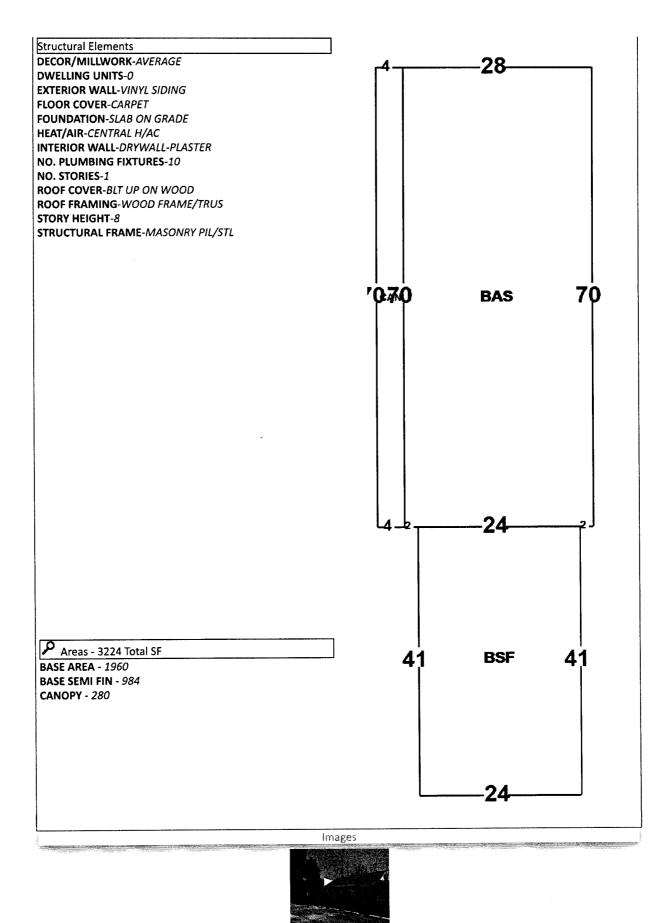
<u>Back</u>

Printer Friendly Version Nav. Mode
Account
Parcel ID **General Information** Assessments Total Cap Val Imprv Land 35153090000000002 Year Parcel ID: \$86,982 2024 \$34,000 \$72,278 \$106,278 Account: 040587500 \$106,395 \$79,075 \$34,000 \$72,395 5612 PALAFOX LAND TRUST DATED 06-13-2023 Owners: \$71,887 \$71,887 2022 \$34,000 \$37,887 9 AUDUSSON AVE Mail: PENSACOLA, FL 32507 Disclaimer 5612 N PALAFOX HWY 32503 Situs: Use Code: STORE/OFFICE/SFR 🔑 Tax Estimator Taxing **Change of Address COUNTY MSTU Authority:** Tax Report Storm Damage **Open Tax Inquiry Window** Inquiry: Tax Inquiry link courtesy of Scott Lunsford **Enter Income & Expense Survey Escambia County Tax Collector Download Income & Expense Survey** 2024 Certified Roll Exemptions Sales Data Type List: 👂 None Multi Records Sale Date Book Page Value Type Parcel 06/15/2021 8555 267 \$100 WD Ν Lþ Legal Description 03/1998 4278 1554 \$35,000 WD Υ W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267 03/1996 3945 935 \$10,000 QC \$100 QC Υ 03/1988 2567 477 \$100 QC Extra Features 08/1987 4278 1549 ASPHALT PAVEMENT Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller



Buildings

Address:5612 N PALAFOX HWY, Improvement Type: OFFICE/GENERAL, Year Built: 1960, Effective Year: 1975, PA Building ID#: 64570



2/26/2025 12:00:00 AM

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# 2025029716 4/28/2025 11:11 AM
OFF REC BK: 9308 PG: 605 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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.

COUNT TO

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 REP	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	SCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	04-0587-500	CERTIFICATE #: _	2023-14	43
REPORT IS LIMITED	TITLE INSURANCE. THE TO THE PERSON(S) EXPORT AS THE RECIPIENT(PRESSLY IDENTIFIED	BY NAME IN THI	E PROPERTY
listing of the owner(s) of tax information and a list	pared in accordance with the frecord of the land describiting and copies of all open in the Official Record Booge 2 herein.	ed herein together with coor unsatisfied leases, mo	urrent and delinque rtgages, judgments	ent ad valorem and
and mineral or any subst	to: Current year taxes; taxe urface rights of any kind or boundary line disputes.			
	sure or guarantee the validince policy, an opinion of ti			
Use of the term "Report"	" herein refers to the Prope	erty Information Report ar	nd the documents a	ttached hereto.
Period Searched:	May 14, 2005 to and inclu	ıding May 14, 2025	Abstractor:	Andrew Hunt
BY MACOLPHI				

Michael A. Campbell, As President

Dated: May 15, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

May 15, 2025

Tax Account #: 04-0587-500

1. The Grantee(s) of the last deed(s) of record is/are: PAUL WOODS AS TRUSTEE OF 5612 PALAFOX LAND TRUST DATED 6/13/2021

By Virtue of Warranty Deed recorded 6/17/2021 in OR 8555/267

- 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. Mortgage in favor of DLJ Mortgage Capital Inc recorded 7/8/1998 OR 4278/1556 together with Assignment recorded 3/20/2019 8064/1426
- 4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 04-0587-500 Assessed Value: \$86,982.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo does 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

TAX DEED SALE DATE:	AUG 6, 2025
TAX ACCOUNT #:	04-0587-500
CERTIFICATE #:	2023-1443
those persons, firms, and/or agencies having legal i	es, the following is a list of names and addresses of nterest in or claim against the above-described e is being submitted as proper notification of tax deed
YES NO ☐ ☐ Notify City of Pensacola, P.O. Box 12 ☐ ☐ Notify Escambia County, 190 Govern ☐ Homestead for 2024 tax year.	
PAUL WOODS AS TRUSTEE OF 5612 PALAFOX LAND TRUST DATED 6/13/2021 5612 N PALAFOX HWY PENSACOLA, FL 32503 DLJ MORTGAGE CAPITAL INC 11 MADISON AVE 4TH FLOOR NEW YORK, NY 10010	PAUL WOODS AS TRUSTEE OF 5612 PALAFOX LAND TRUST DATED 6/13/2021 9 AUDUSSON AVE PENSACOLA, FL 32507

DLJ MORTGAGE CAPITAL INC CORPORATION SERVICE COMPANY **1201 HAYS ST**

TALLAHASSEE, FL 32301

Certified and delivered to Escambia County Tax Collector, this 15th day of May 2025.

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.

PROPERTY INFORMATION REPORT

May 15, 2025 Tax Account #:04-0587-500

LEGAL DESCRIPTION EXHIBIT "A"

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0587-500(0825-37)

Recorded in Public Records 6/17/2021 3:11 PM OR Book 8555 Page 267, Instrument #2021067088, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

> This instrument prepared by and returned to Bennie R Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 351S309000000002

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, **BENNIE R BAKER** a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as 5612 PALAFOX Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 1525/2246/2567 P 367/430/477 OR 3945 P 935 OR 4278 P 1549/1554 of the Public Record of Escambia County, FL with parcel ID # 351S309000000002 hereinafter called the "property', a/k/a 5612 N. PALAFOX HWY, Pensacola, FL 32503 (5612-5622)

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any;
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE

Page 1 of 3

BK: 8555 PG: 268

This instrument prepared by and returned to Bennie R Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 351S309000000002

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the 5612 PALAFOX Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties

DEED TO TRUSTEE Page 2 of 3

BK: 8555 PG: 269 Last Page

This instrument prepared by and returned to Bennie R Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 351S309000000002

DEED TO TRUSTEE

holding the Power of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the

county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees. SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES: Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction. IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this $\cancel{\mathcal{B}}$ day of Signed, seal and delivered in our presence: **WITNESSES AS TO GRANTOR:** Printed name: STATE OF FLORIDA **COUNTY OF ESCAMBIA** I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared BENNIE R BAKER, as Grantor, who [4] is personally known to me OR [] has produced _ as identification, and who executed the foregoing instrument and she acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this Notary Public, State of Florida at DANIELLE AL-SAIGH WY COMMISSION #HH074981 EXPIRES: DEC 27, 2024 Bonded through 1st State insurance

Page 3 of 3

Return to

BENEFICIAL FLORIDA INC.

6600 N DAVIS HWY

PENSACOLA FL 32504

This instrument has been prepared by James D. Warren, Esq.
200 Beneficial Center
Peapack, NJ 07977

19.50 525.00 300.00 OR BK 4276 PG 1556
Escambia County, Florida
INSTRUMENT 98-500257

MT6 DOC STAMPS PD @ ESC CD \$ 525.00
07/08/98 ERNIE LEE MAGNIA, CLERK
By: DECEMBER 1800.00
07/08/98 ERNIE LEE MAGNIA, CLERK
By: DECEMBER 1800.00

Date of Credit Line Account Agreement 7/7/98

Credit Line \$ 150,000.00

Principal Balance of Prior
Credit Line Account \$ N/A

MORTGAGE DEED

THE INDE	NTURE, made this -7	TH day of	JULY _	19_98_BETV	VEEN	
this inper	BENNIE BAKER,	A SINGLE WOM	AN ENCUMBE	RING NON-HOMES	TEAD PROPERTY	Ι
residing at	230 ST EUSABIA	ST.				in the City of
PENSACOLA	, County of	<u>ESCAMBIA</u>	and Stat	e of Florida, hereaf	fter called the "Mo	rtgagor," and
at	ORIDA INC., a Delawa 6600 N DAVIS H	WY				
WITNESSET being evidenced by payment of the Agre Line shown above, a the cream and in the Agre Advance on the Cre these presents, does	PENSACOLA, Cour FH, that Mortgagor, in a a Credit Line Account A game and all other sums as progreement, the amount sedit Line Account secures grant, bargain, sell and as the "Property," situation of the security of the se	consideration of a 6 Agreement ("Agree agee is obligated to ovided herein and t hown as "Principa ed by this Mortgag d convey to Mortg	Credit Line Accountment") dated the something of the something and a secure the perform the Deed that was relagee, its successor	nt opened for Mortg. same date as this Mo advances to Mortgag mance of all the agr Credit Line Accoun equired to pay in ful its and assigns, the fo	agor by Mortgagee, ortgage, and in order or up to the amount or the being the portion a prior Credit Linfollowing described	such Account r to secure the t of the Credit ions contained n of the Initial e Account, by real property,

See Schedule A for legal description, which is incorporated in the mortgage.

☐ If this box is checked, this Mortgage is subject to a prior mortgage dated	, 19,
executed by Mortgagors to	
as Mortgagee, which prior mortgage secures payment of a promissory note in the principal amount of \$	That
prior mortgage was recorded on, 19 with the Clerk of the Circuit Court of	f the County of
, Florida in Book No at page	-

Mortgagor fully warrants the title to the above Property, and will defend the same against the lawful claims of all persons whomsoever. In the event the Property is sold or otherwise conveyed without the written consent of the Mortgagee, such sale of conveyance at Mortgagee's option shall be considered a default under this Mortgage and the Mortgagee shall be entitled to all remedies provided herein and/or as provided by law and equity. This Mortgage is not assumable nor is the Mortgagor's interest herein transferable without the prior written consent of the Mortgagee. If Mortgages voluntarily shall sell or convey the Property, in whole or in part, or any interest in that Property or by some act or means divest themselves of title to the Property without obtaining the written consent of Mortgagee, then Mortgagee, at its option, may declare the entire balance of the loan plus interest on the balance immediately due and payable. This option shall not apply if (1) the sale of the Property is permitted because the purchaser's creditworthiness is satisfactory to Mortgagee and (2) that purchaser, prior to the sale, has executed a written assumption agreement containing terms prescribed by Mortgagee including, if required, an increase in the rate of interest payable under the Agreement

containing terms prescribed by Mortgagee including, if required, an increase in the rate of interest payable under the Agreement.

PROVIDED, HOWEVER, that if Mortgager shall make all payments required by the Agreement, and shall well and truly perform and comply with each and every covenant of the Agreement and of this Mortgage, then this Mortgage shall be null and void, otherwise to remain in full force and effect.

Mortgagor covenants to pay, when due, the full amount of each and every installment as provided in the Agreement; to pay before

Mortgagor covenants to pay, when due, the full amount of each and every instalment as provided in the Agreement; to pay before they become delinquent all encumbrances of every kind upon the Property together with the indebtedness secured thereby, including any prior mortgages and deeds of trust; to pay all taxes and assessments levied with respect to the Property, to whomsoever the same may be assessed, before they become delinquent; neither to commit nor to suffer any strip, waste, impairment or deterioration of the Property; to keep the buildings now or hereafter to be erected on the Property (together with any personal property included in this Mortgage) insured against loss or damage by fire and such other hazards, in such amounts and with such carriers as shall be acceptable to the Mortgagor; and the Mortgagor hereby waives all right of homestead and exemptions under the Constitution and the Laws of Florida.

Mortgagors herein expressly covenant and agree to pay and keep current the monthly instalments on any prior mortgage and to prevent any default thereunder. Mortgagors further agree that should any default be made in the payment of any instalment of principal or any interest on the prior mortgage, or should any suit be commenced or other action taken to foreclose the prior mortgage, then the amount secured by this Mortgage shall become and be due and payable in full at any time thereafter, at the option of the Mortgagee and in accordance with the Agreement. Mortgagee, at its option, may pay the scheduled monthly instalments on the prior mortgage and, to the extent of the amount so paid, become subrogated to the rights of Mortgagee identified on the prior mortgage. All payments made on the prior mortgage by Mortgagee shall bear interest at the Finance Charge rate being charged under the Agreement until paid in full.

RL 4 FL-20/79/80, Ed. Sept. 193

Record & Return To
First American Title Insurance Co.
7201 N. 9th Avenue. Suite A-4

ord & Return To 7201 N. 9th Avenue.

**St American Title Insurance Copensacola, FL 32504

201 N. 9th Avenue, Suite A-4

censacola, FL 32504

OR BK 4278 PG1557 Escambia County, Florida INSTRUMENT 98-500257

If any of the foregoing covenants should be breached by Mortgagor or upon the death of Mortgagor, then: (1) the Agreement and If any of the foregoing covenants should be breached by Mortgagor or upon the death of Mortgagor, then: (1) the Agreement and all monies hereby secured at the option of the Mortgagee and without demand, shall become immediately due and payable; (2) Mortgagee, at its option, may pay any such definquent sums and interest due under provisions of the foregoing covenants and the full amount of such payments shall become part of the Unpaid Balance due under the Agreement and shall bear interest at the Finance Charge rate in effect under the Agreement, together with the agreed interest, shall be secured by the lien of this Mortgage; and, (3) this Mortgage forthwith may be foreclosed. In the event of any foreclosure of this Mortgage, the Mortgagor agrees to pay all costs and expenses of foreclosure, including reasonable attorney's fees, together with any and all amounts which the Mortgagee shall have disbursed under provisions of this Mortgage and the Agreement secured thereby. In the event of default or breach of any provision contained in this Mortgage Deed, Mortgagee shall be entitled to all rents, profits, incomes, issues and revenues of the Property which shall be applied according to the terms of this Mortgage Deed. shall be applied according to the terms of this Morigage Deed.

Morigagor warrants that

the Property has not been used in the past and is not presently used for hazardous and/or toxic waste,

the Property complies with all federal, state and local environmental laws regarding hazardous and/or toxic waste, asbestos has not been used as a building material on any building erected on the Property in the past,

the Property is not presently used for asbestos storage and

the Mortgagor complies with all federal, state, and local laws, as well as regulations, regarding the use and storage of

Mortgagor covenants and agrees to comply with all federal, state, and local environmental laws in the maintenance and use of the Property

Mortgagor warrants that neither the Property nor the loan proceeds were or will be used in illegal drug activity, and the Property is not subject to seizure by any governmental authority because of any illegal drug activity.

Mortgagee may make or cause to be made reasonable entries upon and inspections of the Property, provided that Mortgagee

shall give Mortgagor notice prior to any such inspection specifying reasonable cause therefore related to Mortgagee's interest in the

If there be more than one mortgagor, all singular words herein referring to the Mortgagor shall be read in the plural

IN WITNESS WHEREOF the Mongagor has executed this ins	trument under seal the day and year above w	ritten
Signed, scaled and delivered in the presence of us:	0	
18el A Solo	De Daber	
Winess Signature	Signature	(Seal,
KELLY A. SOLDON Name of Winds - Typed	BENNIE BAKER	
Nober Contra	Name of Barraner - Typed	
William Signature Signature	Signature	(Seal)
Name of Winness - Typed	Name of Borrower - Typed	
STATE OF FLORIDA	STATUTORY SHORT FORM	
COUNTY OF ESCAMBIA) ss.	OF ACKNOWLEDGMENT	
The foregoing instrument was acknowledged before me this	7TH day ofJULY	19 ⁹⁸ by
, who is personall	y known to me or who has produced	
a driver's license or non-driver's iden Drivers License No.:	ntification issued by Florida or any other U.S.	state;
Identification No.:		
Date of Issuance:	· · · · · · · · · · · · · · · · · · ·	
identification issued by branch of U.S	S. military service;	
Branch: Identification No.:	The second secon	
Date of Issuance:		
SEAL	Cles Selection	2
-	Name of Notary	
DEBORAH A. TIMBIE	(printed, typed or stamped)	
MY COMMISSION # CC \$24835 EXPIRES: February 25, 2001 Bonded Thru Notary Public Underwriters	NOTARY PUBLIC—STATE OF FLOR	RIDA
DEBORAH A.	Serial Number (if any)	
MY COMMISSION EXPIRES: Februar Bonded Thru Notary Put	¥ CC 62463⊖ v 25, 2001	

SCHEDULE A "Description of Property"

OR BK 4278 PG1558 Escambia County, Florida INSTRUMENT 98-500257

West 150 feet of Lot 2, O.R. Book 578, Page 362, 363, Cummings Subdivision, recorded in Plat Book 1 at Page 86, O.R. Book 579, Page 273, O.B. Book 1391, Page 11, 12, Of the Dublic Tecords of Page 273, O.R. Book 1391, Page 11, 12, of the public records of Escambia County, Florida.

Lot 1 and E 50 feet of Lot 2, Cummings Subdivision according to Plat Book 1, Page 86, O.R. Book 2246, Page 430, Section 35, 47, Township 1 South, Range 30 West, Escambia County, Florida. Also described as:

Being a part of Lot 59 of Averia Tract, Section 47, Township 1 South, Range 30 West, Escambia County, Plorida, according to the plat of said Averia Tract as filed in Deed Book "p" at Page 206 of the Dublic records of said county. Basin at the Northwest plat of said Averia Tract as filed in Deed Book "P" at Page 206 of the public records of said county. Begin at the Northwest corner of said Lot 59 for the Point of Beginning; thence Basterly along the North line of said Lot 59 for 200 feet; thence Southerly parallel to the West line of said Lot 59 for 200 feet; thence Westerly parallel to the North line of 59 for 200 feet to the West line of said lot; thence Northerly Beginning. Being the same as Lots 1 and 2, Cummings Subdivision, a subdivision as recorded in Plat Book 1 at Page 86

FROM :

1997,08-29 10:38 #659 P.02/02

1-4 FAMILY RIDER Assignment of Rents

OR BK 4278 PG1559 Escambia County, Florida INSTRUMENT 98-500257

THIS 1-4 FAMILY RIDER is made this . 7 day of send is incorporated into and shall be deemed to amend and supplement (the "Security Instrument") of the same date given by the understand BENEFICIAL FLORIDA INC.	t the Mortgage, Deed of Trust or Security Deed
of the same date and covering the property described in the Security I	Instrument and located at:
5612 & 5608 N PALAFOX HWY PENSACOLA	FL 32503
[Property Address]	

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

- A. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.
- B. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.
- C. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Uniform Covenant 5.
 - D. "BORROWER'S RIGHT TO REINSTATE" DELETED. Uniform Covenant 18 is deleted.
- E. ASSIGNMENT OF LEASES. Upon Lender's request, Borrower shall assign to Lender all leases of the Property and all security deposits made in connection with leases of the Property. Upon the assignment, Lender shall have the right to modify, extend or terminate the existing leases and to execute new leases, in Lender's sole discretion. As used in this paragraph E, the word "lease" shall mean "sublease" if the Security Instrument is on a leasehold.
- F. ASSIGNMENT OF RENTS. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's Notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (i) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (ii) Lender shall be entitled to collect and receive all of the rents of the Property; and (iii) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph F.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

G. CROSS-DEFAULT PROVISION. Borrower's default or breach under any note or agreement in which Lender has an interest shall be a breach under the Security Instrument and Lender may invoke any of the remedies permitted by the Security Instrument.

BY SIGNING BELOW, Borrower accepts and agreed to the terms and provisions contained in this 1-4 Family Ride

RCD Jul 08, 1998 01:42 pm Escambia County, Florida

Record & Return To
First American Title Insurance Co.
7201 N. 9th Avenue, Suite A-4
Pensacola, FL 32504

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT 98-500257

MULTISTATE 5-4 FAMILY RIDER - Foncie Mae/Freddie Met Uniterm Instrument

Perm 3178 16/85

L-1612 Rev.9/86

Recorded in Public Records 3/20/2019 8:18 AM OR Book 8064 Page 1426, Instrument #2019024578, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

> PREPARED BY: RAE DUTTON FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402 AND WHEN RECORDED MAIL TO: FIRST AMERICAN MORTGAGE SOLUTIONS 1795 INTERNATIONAL WAY IDAHO FALLS, ID 83402

FLORIDA

COUNTY OF ESCAMBIA LOAN NO.: 418220792



ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, BENEFICIAL FLORIDA INC. located at C/O SELECT PORTFOLIO SERVICING, INC. 3217 S. DECKER LAKE DRIVE, SALT LAKE CITY, UT 84119, "Assignor," does hereby grant, bargain, assign, transfer and set over unto DLJ MORTGAGE CAPITAL, INC. located at ELEVEN MADISON AVENUE 4TH FLOOR, NEW YORK, NY 10010, "Assignee," its successors and assigns, that certain indenture of Mortgage bearing the date of JULY 07, 1998 executed by BENNIE BAKER, A SINGLE WOMAN, ENCUMBERING NON-HOMESTEAD PROPERTY, Mortgagor, and recorded in Book 4278 at Page 1556 as Clerk's File No. 98-500257 in Public Records in the Office of the Clerk of the Circuit Court for ESCAMBIA County, State of FLORIDA, upon the following described property:

AS DESCRIBED IN SAID MORTGAGE REFERRED TO HEREIN

TOGETHER WITH all rights accrued or to accrue under said Mortgage.

TO HAVE AND TO HOLD the same, unto the said Assignee, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on MARCH 18, 2019.

BENEFICIAL FLORIDA INC., ON BEHALF OF ITSELF AND AS SUCCESSOR BY MERGER TO BENEFICIAL MORTGAGE CO. OF FLORIDA, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT

RAE DUTTON, ASSISTANT VICE PRESIDENT

STATE OF IDAHO

COUNTY OF BONNEVILLE

On MARCH 18, 2019, before me, NICHELLE HUTCHINGS, personally appeared RAE DUTTON known to me to be the ASSISTANT VICE PRESIDENT of BENEFICIAL FLORIDA INC., ON BEHALF OF ITSELF AND AS SUCCESSOR BY MERGER TO BENEFICIAL MORTGAGE CO. OF FLORIDA, BY SELECT PORTFOLIO SERVICING, INC. AS ATTORNEY IN FACT the corporation that executed the instrument or person who executed the instrument on behalf of said corporation, and acknowledged to me that such orlation executed the same.

(COMMISSION EXP-03/23/2022) NICHELLE HUTCHINGS

NOTARY PUBLIC

NICHELLE HUTCHINGS Notary Public - State of Idaho Commission Number 67372 Commission Expires Mar 23, 2022

SP8100114IM - AM - FL

Page 1 of 1

STATE OF FLORIDA COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 01443 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:

5612 PALAFOX LAND TRUST DATED 6/13/2021		PAUL	WOODS AS TRUSTEE OF 5612 PALAFOX LAND TRUST DATED 6/13/202		
9 AUDUSSON AVE		5612	5612 N PALAFOX HWY		
PENSACOLA, FL 32507		PENS	ENSACOLA, FL 32503		
	DLJ MORTGAGE CAPITAL	INC	DLJ MORTGAGE CAPITAL INC CORPORATION SERVICE COMPANY		
	11 MADISON AVE 4TH FLOOR		1201 HAYS ST		
	NEW YORK, NY 10010		TALLAHASSEE, FL 32301		

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

COMPTROLL BY

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 FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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 COMPTRO

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 FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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 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@ESCAMBIACLERK.COM

Post Property:

5612 N PALAFOX HWY 32503



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 FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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 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@ESCAMBIACLERK.COM

Personal Services:

5612 PALAFOX LAND TRUST DATED 6/13/2021 9 AUDUSSON AVE

PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

Deputy Clerk

IF THE PROPERTY PROCEEDS TO S
FROM US REGARDING SURPLUS FL

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0825.35

Document Number: ECSO25CIV023050NON

Agency Number: 25-007360

Court: TAX DEED
County: ESCAMBIA

Case Number: CERT NO 01443 2023

Attorney/Agent:
PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff:

RE: 5612 PALAFOX LAND TRUST DATED 6/13/2021

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:49 AM and served same at 9:14 AM on 6/30/2025 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

Rv.

CYPRET, CPS

Service Fee: Receipt No: \$40.00 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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 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@ESCAMBIACLERK.COM....

Post Property:

5612 N PALAFOX HWY 32503



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.

たいことには

ESCAMBIA COUNTY SHERIFF'S OFFICE ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO25CIV023036NON

Agency Number: 25-007398

Court: TAX DEED County: ESCAMBIA

Case Number: CERT NO 01443 2023

Attorney/Agent: PAM CHILDERS **CLERK OF COURT** TAX DEED

Plaintiff:

RE: 5612 PALAFOX LAND TRUST DATED 6/13/2021

Defendant:

Type of Process: WARNING/NOTICE OF APPLICATION FOR TAX DEED

Non-Executed

Received this Writ on 6/27/2025 at 8:51 AM and after a diligent search in ESCAMBIA COUNTY, FLORIDA for 5612 PALAFOX LAND TRUST DATED 6/13/2021, Writ was returned to court UNEXECUTED on 7/11/2025 for the following reason:

UNABLE TO MAKE CONTACT WITH SUBJECT AT 9 AUDUSSON AVENUE AFTER NUMEROUS ATTEMPTS PRIOR TO SERVE BY DATE. NO ADDITIONAL INFORMATION GAINED THROUGH DUE DILIGENCE EFFORTS.

> CHIP W SIMMONS, SHERIFF ESCAMBIA COUNTY, FLORIDA

By:

Service Fee: Receipt No:

\$40.00 **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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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 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@ESCAMBIACLERK.COM

Personal Services:

5612 PALAFOX LAND TRUST DATED 6/13/2021

9 AUDUSSON AVE PENSACOLA, FL 32507



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.

では、「

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 FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

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 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@ESCAMBIACLERK.COM

Personal Services:

5612 PALAFOX LAND TRUST DATED 6/13/2021

9 AUDUSSON AVE

PENSACOLA, FL 32507

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

5612 PALAFOX LAND TRUST DATED 6/13/2021 [0825-37] 9 AUDUSSON AVE PENSACOLA, FL 32507

9171 9690 0935 0128 2412 21

1/20 DELANGED 1 FORWARDED

DLJ MORTGAGE CAPITAL INC [0825-37] 11 MADISON AVE 4TH FLOOR NEW YORK, NY 10010

9171 9690 0935 0128 2412 07

PAUL WOODS AS TRUSTEE OF 5612 PALAFOX LAND TRUST DATED 6/13/2021 [0825-37] 5612 N PALAFOX HWY PENSACOLA, FL 32503

9171 9690 0935 0128 2412 14

1/1 RETURNED "VACANT"

DLJ MORTGAGE CAPITAL INC CORPORATION SERVICE COMPANY [0825-37] 1201 HAYS ST TALLAHASSEE, FL 32301

9171 9690 0935 0128 2411 91

Contact

ACTUAL SHERIFF \$80 ACTUAL POSTAGE \$32.80 MKJ 6/30/2025 DEPUTY POSTED PROPERTY. MKJ 6/30/2025 DAWN AT TC OFFICE NOTES: Bennie Baker (850-390-9695) called regarding payments. Provided June and July amounts. She is attempting to locate the certified checks she obtained in May and will pay difference in cash.

Submit

Reset

Print Preview

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records
221 Palafox Place, Stine 110

21 Palafox Place, State 110
Pensacola, FL 32502



CERTIFIED MAIL.



quadient

FIRST-CLASS MAIL

\$008.16

06/27/2025 ZIP 32502 043M31219251

PAUL WOODS AS TRUSTEE OF 5612
PALAFOX LAND TRUST DATED
6/13/2021 [0825-37]
5612-N PALAFOX HWY
PENSACOLA, FL 32503
-- 9350990317642544

92509-761015 32502>5833 MIXIE

APS DE 1

--0007/03/25

RETURN TO SENDER VACANT UNABLE TO FORWARD

sc: 32502583335 *2638-02137-28-17 րդիկայդիհերկակականի իրերկայի իրերկային իր

Pam Childers

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

CERTIFIED MAIL.



9171 9690 0935 0128 2412 21



FIRST-CLASS MAIL

quadient

\$008.16 ⁹
06/27/2025 ZIP 32502

AND

NIXIE

326 FF 1

0007/12/25

RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD

325075675511

8C: 32502583335 *2638-03758-28-21



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 040587500 Certificate Number: 001443 of 2023

Date Of Redemption	7/25/2025	
Clerk's Check	Clerk's Total \$763.20	
Postage	\$0.00 Tax Deed Court Registry \$729.20	
Payor Name	BRENT NORTH OFFICE COMPLEX 230 ST. EUSEBIA STREET	^
, ajo. Hame	PENSACOLA FL 32503	
Notes		^
		<u> </u>
	Submit Reset Print Preview Print Receipt	
	Commit Redemption 🗸	

TICONI

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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN. That FIG 20 LLC holder of Tax Certificate No. 01443, 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:

W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267

SECTION 35, TOWNSHIP 1 S, RANGE 30 W TAX ACCOUNT NUMBER 040587500 (0825-37)

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

5612 PALAFOX LAND TRUST DATED 6/13/2021

Unless said certificate shall be redeemed described described 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: 8067 6/26/2025

Order Date: Number Issues: Pub Count First Issue: Last Issue: Order Price. 7/2/2025 7/23/2025 \$200.00

Publications: The Summation Weekly 7/2/2025, 7/9/2025, 7/16/2025, 7/23/2025

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

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

18. 2023 TD 01443 - FIG 20 LLC - 5612 Palafox Land Trust

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