

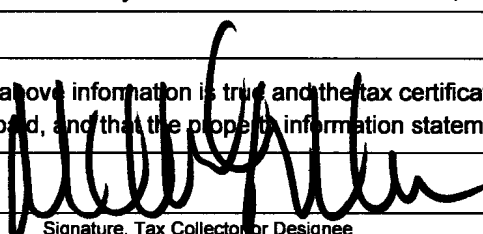


# CERTIFICATION OF TAX DEED APPLICATION

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

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	5612 PALAFOX LAND TRUST DATED 06-13-21 9 AUDUSSON AVE PENSACOLA, FL 32507 5612 N PALAFOX HWY 04-0587-500 W 150 FT OF LT 2 CUMMINGS S/D PB 1 P 86 OR 8555 P 267	Certificate #	2023 / 1443		
		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)	
# 2023/1443	06/01/2023	1,229.26	61.46	1,290.72	
# 2024/1539	06/01/2024	1,477.62	186.24	1,663.86	
→ Part 2: Total*				2,954.58	
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)
# /					
Part 3: Total*					0.00
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)				2,954.58	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				1,384.18	
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)				4,713.76	
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

+12.50

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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: 2500080

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
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

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](#)

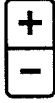
<b>General Information</b> <b>Parcel ID:</b> 3515309000000002 <b>Account:</b> 040587500 <b>Owners:</b> 5612 PALAFOX LAND TRUST DATED 06-13-21 <b>Mail:</b> 9 AUDUSSON AVE PENSACOLA, FL 32507 <b>Situs:</b> 5612 N PALAFOX HWY 32503 <b>Use Code:</b> STORE/OFFICE/SFR <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <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>\$34,000</td> <td>\$72,278</td> <td>\$106,278</td> <td>\$86,982</td> </tr> <tr> <td>2023</td> <td>\$34,000</td> <td>\$72,395</td> <td>\$106,395</td> <td>\$79,075</td> </tr> <tr> <td>2022</td> <td>\$34,000</td> <td>\$37,887</td> <td>\$71,887</td> <td>\$71,887</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">Report Storm Damage</a> <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2024	\$34,000	\$72,278	\$106,278	\$86,982	2023	\$34,000	\$72,395	\$106,395	\$79,075	2022	\$34,000	\$37,887	\$71,887	\$71,887																						
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																														

Section  
Map Id:  
35-1S-30-3

Approx.  
Acreage:  
0.3428

Zoned:   
HC/LI

Evacuation  
& Flood  
Information  
[Open](#)  
[Report](#)



120

00

100

150

50

277

77



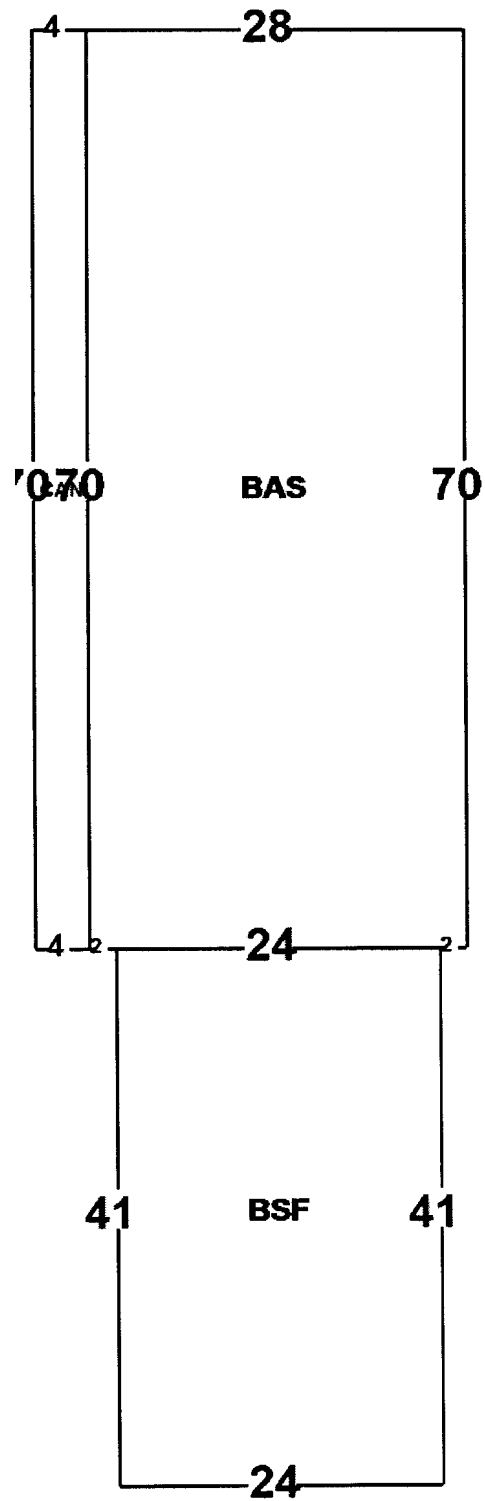
[View Florida Department of Environmental Protection\(DEP\) Data](#)

#### Buildings

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

Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-0  
EXTERIOR WALL-VINYL SIDING  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-10  
NO. STORIES-1  
ROOF COVER-BLT UP ON WOOD  
ROOF FRAMING-WOOD FRAME/TRUS  
STORY HEIGHT-8  
STRUCTURAL FRAME-MASONRY PIL/STL



Areas - 3224 Total SF

BASE AREA - 1960  
BASE SEMI FIN - 984  
CANOPY - 280

Images



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.



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 #: 04-0587-500 CERTIFICATE #: 2023-1443

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

**This Report is subject to:** Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: May 14, 2005 to and including May 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: May 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 docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

**PERDIDO TITLE SOLUTIONS**  
**PROPERTY INFORMATION REPORT**

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

**Scott Lunsford**  
**Escambia County Tax Collector**  
P.O. Box 1312  
Pensacola, FL 32591

**CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** AUG 6, 2025

**TAX ACCOUNT #:** 04-0587-500

**CERTIFICATE #:** 2023-1443

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.

**PAUL WOODS AS TRUSTEE OF 5612  
PALAFOX LAND TRUST DATED 6/13/2021  
5612 N PALAFOX HWY  
PENSACOLA, FL 32503**

**PAUL WOODS AS TRUSTEE OF 5612  
PALAFOX LAND TRUST DATED 6/13/2021  
9 AUDUSSON AVE  
PENSACOLA, FL 32507**

**DLJ MORTGAGE CAPITAL INC  
11 MADISON AVE 4TH FLOOR  
NEW YORK, NY 10010**

**DLJ MORTGAGE CAPITAL INC  
CORPORATION SERVICE COMPANY  
1201 HAYS ST  
TALLAHASSEE, FL 32301**

**Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 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 dedicate, 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.

BK: 8555 PG: 268

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

Parcel ID# 3515309000000002

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 aforementioned 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

BK: 8555 PG: 269 Last Page

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

Parcel ID# 3515309000000002

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 15 day of

June 15, 2021.

Signed, seal and delivered in our presence:

**WITNESSES AS TO GRANTOR:**

Alicia B. Baker  
Signature  
Alicia B. Baker  
Printed name:  
Danielle Al-Saigh  
Signature  
Danielle Al-Saigh  
Printed name:

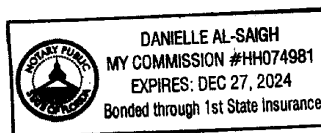
Bernie R. Baker  
By Bernie R Baker "Grantor"

**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 [x] 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 15<sup>th</sup> day of June, 2021.

Danielle Al-Saigh  
Notary Public, State of Florida at Large



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 4278 PG1556  
Escambia County, Florida  
INSTRUMENT 98-500257

MTG DOC STAMPS PD @ ESC CO \$ 525.00  
07/08/98 ERNIE LEE MAGANA, CLERK  
By: D. Warren

INTANGIBLE TAX PD @ ESC CO \$ 300.00  
07/08/98 ERNIE LEE MAGANA, CLERK  
By: D. Warren

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**

THIS INDENTURE, made this 7TH day of JULY, 19 98 BETWEEN  
BENNIE BAKER, A SINGLE WOMAN, ENCUMBERING NON-HOMESTEAD PROPERTY,  
residing at 230 ST EUSABIA ST. in the City of  
PENSACOLA, County of ESCAMBIA and State of Florida, hereafter called the "Mortgagor," and  
BENEFICIAL FLORIDA INC., a Delaware corporation qualified to do business in Florida, having an office and place of business  
at 6600 N DAVIS HWY  
in the City of PENSACOLA, County of ESCAMBIA and State of Florida, hereafter called "Mortgagee."  
WITNESSETH, that Mortgagor, in consideration of a Credit Line Account opened for Mortgagor by Mortgagee, such Account  
being evidenced by a Credit Line Account Agreement ("Agreement") dated the same date as this Mortgage, and in order to secure the  
payment of the Agreement by which Mortgagee is obligated to make loans and advances to Mortgagor up to the amount of the Credit  
Line shown above, and all other sums as provided herein and to secure the performance of all the agreements and conditions contained  
herein and in the Agreement, the amount shown as "Principal Balance of Prior Credit Line Account" being the portion of the Initial  
Advance on the Credit Line Account secured by this Mortgage Deed that was required to pay in full a prior Credit Line Account, by  
these presents, does grant, bargain, sell and convey to Mortgagee, its successors and assigns, the following described real property,  
hereafter referred to as the "Property," situate, lying and being in the County of ESCAMBIA and the State of Florida,  
to-wit:

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 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 Mortgagors 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.

PROVIDED, HOWEVER, that if Mortgagor 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 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 Mortgagee; 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. '93

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

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

Mortgagor warrants that

1. the Property has not been used in the past and is not presently used for hazardous and/or toxic waste,
2. the Property complies with all federal, state and local environmental laws regarding hazardous and/or toxic waste,
3. asbestos has not been used as a building material on any building erected on the Property in the past,
4. the Property is not presently used for asbestos storage and
5. the Mortgagor complies with all federal, state, and local laws, as well as regulations, regarding the use and storage of asbestos.

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 Property.

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 Mortgagor has executed this instrument under seal the day and year above written.

Signed, sealed and delivered in the presence of us:

Witness Kelly A. Soldon Signature  
Name of Witness - Typed  
Witness Debbie Timbie Signature  
Name of Witness - Typed

Bennie Baker Signature (Seal)  
Name of Borrower - Typed  
Signature (Seal)  
Name of Borrower - Typed

STATE OF FLORIDA )

COUNTY OF ESCAMBIA ) ss.:

STATUTORY SHORT FORM  
OF ACKNOWLEDGMENT

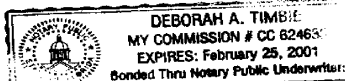
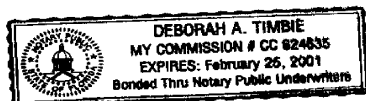
The foregoing instrument was acknowledged before me this 7TH day of JULY, 1998 by BENNIE BAKER, who is personally known to me or who has produced

- ☒ a driver's license or non-driver's identification issued by Florida or any other U.S. state;  
Drivers License No.: \_\_\_\_\_  
Identification No.: \_\_\_\_\_  
Date of Issuance: \_\_\_\_\_
- ☐ Identification issued by branch of U.S. military service;  
Branch: \_\_\_\_\_  
Identification No.: \_\_\_\_\_  
Date of Issuance: \_\_\_\_\_

SEAL

Deborah A. Timbie Signature of Notary  
Name of Notary  
(printed, typed or stamped)

NOTARY PUBLIC—STATE OF FLORIDA





**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.R. Book 1391, Page 11, 12, of the public records of Escambia County, Florida.

and

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, Florida, according to the 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 Easterly 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 said Lot 59 for 200 feet to the West line of said lot; thence Northerly along the West line of said Lot 59 for 200 feet to the Point of Beginning. Being the same as Lots 1 and 2, Cummings Subdivision, a subdivision as recorded in Plat Book 1 at Page 86 of the public records of Escambia County, Florida.

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 JULY, 1998,  
and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed  
(the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to  
BENEFICIAL FLORIDA INC. (the "Lender")  
of the same date and covering the property described in the Security 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 agrees to the terms and provisions contained in this 1-4 Family Rider.

Benita R. Baker (Seal)  
Borrower

(Seal)  
Borrower

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 1-4 FAMILY RIDER — Fannie Mae/Freddie Mac Uniform Instrument

Form 9178 10/95

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 ) ss.

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 the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

**NICHELLE HUTCHINGS (COMMISSION EXP. 03/23/2022)**  
NOTARY PUBLIC



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 9 AUDUSSON AVE PENSACOLA, FL 32507	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	DLJ MORTGAGE CAPITAL INC CORPORATION SERVICE COMPANY 1201 HAYS ST TALLAHASSEE, FL 32301

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



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

## WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON August 6, 2025, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE TAX COLLECTOR IMMEDIATELY AT 850-438-6500 EXT. 3324.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That 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](mailto:TAXDEEDS@ESCAMBIACLERK.COM)



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

IF THE PROPERTY PROCEEDS TO SALE, YOU WILL RECEIVE NOTICE FROM US REGARDING SURPLUS FUNDS. YOU MAY CLAIM THE FUNDS DIRECTLY FROM OUR OFFICE, FREE OF CHARGE. PAYING A FEE FROM THE SURPLUS FOR ASSISTANCE FROM A THIRD PARTY IS NOT REQUIRED.

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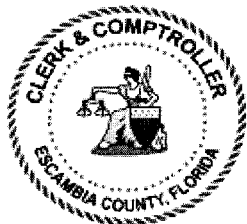
Dated this 10th day of June 2025.

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### Post Property:

**5612 N PALAFOX HWY 32503**



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

By:   
Emily Hogg  
Deputy Clerk

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### 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.

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

**NON-ENFORCEABLE RETURN OF SERVICE**

0825.37

**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

By: \_\_\_\_\_



J. CYPRET, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS



## WARNING

007360

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**.

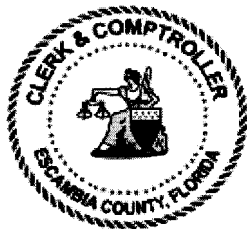
Dated this 10th day of June 2025.

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](mailto:TAXDEEDS@ESCAMBIACLERK.COM).

#### Post Property:

**5612 N PALAFOX HWY 32503**



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

*Emily Hogg*

By:  
Emily Hogg  
Deputy Clerk

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ESCAMBIA COUNTY, FL  
CLERK OF THE CIRCUIT COURT  
RECEIVED

2025 JUN 27 AM 8:49

RECEIVED

ESCAMBIA COUNTY SHERIFF'S OFFICE  
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 082537

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: \_\_\_\_\_

*C Davis 925*

C. DAVIS, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LCMITCHE

007398

## WARNING

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### 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

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RECEIVED  
2025 JUN 27 AM 8:51

## WARNING

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Dated this 10th day of June 2025.

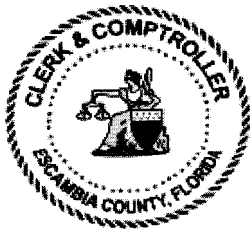
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### Personal Services:

**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

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

9171 9690 0935 0128 2412 21

6/30 DELAYED  
"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

7/1 RETURNED  
"VACANT"

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

9171 9690 0935 0128 2411 91

Contact  
TC  
Office

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**

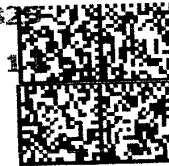
**Reset**

**Print Preview**

**CERTIFIED MAIL™**



9171 9690 0935 0128 2412 14



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>0</sup>**

06/27/2025 ZIP 32502  
043M31219251

US POSTAGE

**Pam Childers**  
Clerk of the Circuit Court & Comptroller

Official Records  
221 Palafox Place, Suite 110  
Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED  
2025 JUL -7 A  
ESCAMBIA COUNTY

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

.. 9350990317642544

32503-761012 VAC  
32502>5833

NIXIE

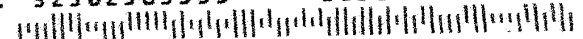
326 DE 1

0007/03/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 32502583335

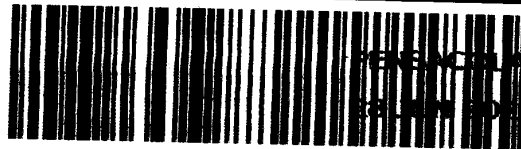
\*2638-02137-28-17



**CERTIFIED MAIL™**

**Pam Childers**

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



9171 9690 0935 0128 2412 21

PENSACOLA FL 32502

3:41 PM 06/27/2025



quadiant

FIRST-CLASS MAIL  
IMI

**\$008.16<sup>9</sup>**

06/27/2025 ZIP 32502  
043M31219251

US POSTAGE

5612 PALAFOX LAND TRUST DATED

06/23/2021 [082557]  
AUDUSSON AVE  
PENSACOLA, FL 32507

932009028282572

32507-242509  
32507-242509

NIXIE

326 FE 1

0007/12/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 32502583335

\*2638-03758-28-21