



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

0825-05

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	WOODS PAUL WOODS PAUL TRUSTEE FOR VENDEE LANE LAND TRUST PO BOX 6259 PENSACOLA, FL 32503 712 VENDEE LN 05-3824-000 LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110 P 866 OR 8555 P 291	Certificate #	2023 / 2183
		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)
# 2023/2183	06/01/2023	1,083.46	54.17	1,137.63
# 2024/2370	06/01/2024	1,196.66	87.76	1,284.42
→ Part 2: Total*				2,422.05


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)	2,422.05
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,165.21
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)	3,962.26

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: 
Signature, Tax Collector or Designee

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>08/06/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500046

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
05-3824-000	2023/2183	06-01-2023	LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110 P 866 OR 8555 P 291

I agree to:

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

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

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

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information

Parcel ID: 102S301001014010
Account: 053824000
Owners: WOODS PAUL
WOODS PAUL TRUSTEE FOR VENDEE LANE LAND TRUST
DATED 06-13-21
Mail: PO BOX 6259
PENSACOLA, FL 32503
Situs: 712 VENDEE LN 32505
Use Code: SINGLE FAMILY RESID
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$15,000	\$67,445	\$82,445	\$74,980
2023	\$10,000	\$63,844	\$73,844	\$68,164
2022	\$5,000	\$56,968	\$61,968	\$61,968

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
06/16/2021	8555	291	\$100	WD	N	
03/1997	4110	866	\$32,400	WD	N	
06/1988	2564	161	\$30,900	WD	N	
11/1982	1779	519	\$100	QC	N	
05/1981	1542	513	\$31,000	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions

None

Legal Description

LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110
P 866 OR 8555 P 291

Extra Features

None

Parcel Information

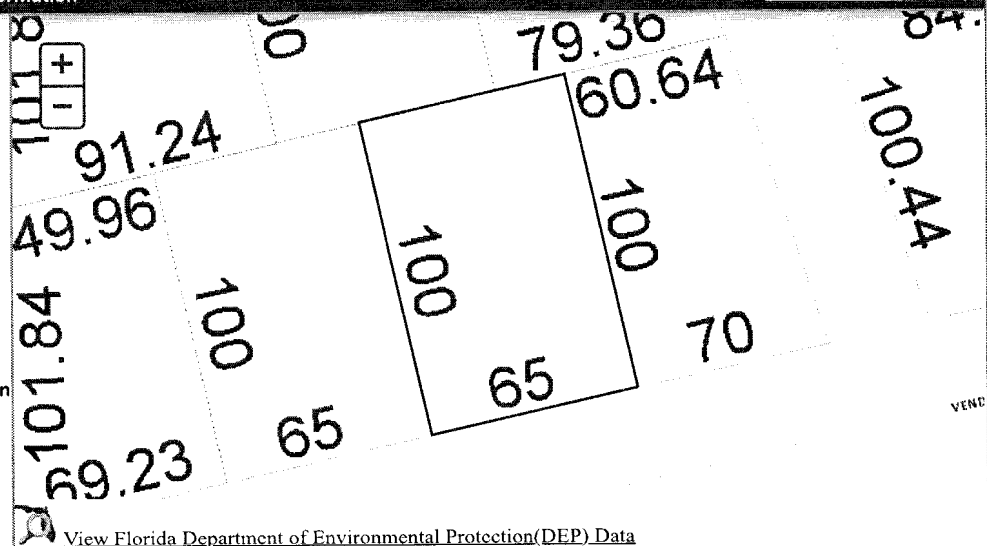
[Launch Interactive Map](#)

Section Map Id:
46-15-30-2

Approx. Acreage:
0.1625

Zoned: MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

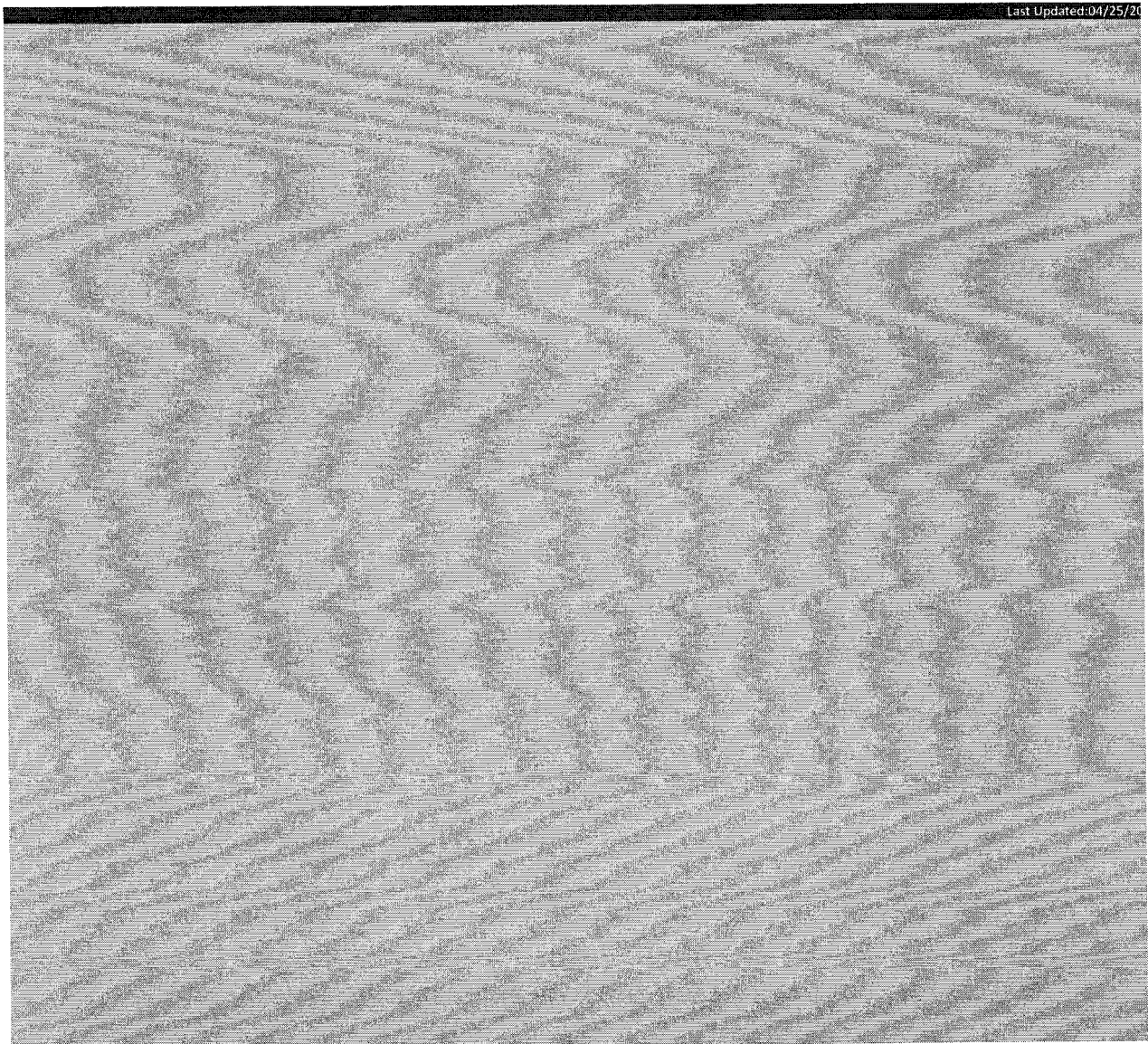
Address: 712 VENDEE LN, Improvement Type: SINGLE FAMILY, Year Built: 1959, Effective Year: 1959, PA Building ID#: 74636

```

graph TD
    PTO[PTO 20] --- 20[20] --- BUS[BUS 24]
    UTU[UTU 13] --- 13[13] --- CPU[CPU 24]
    CPU --- 24[24] --- BUS
    BUS --- 18[18] --- PTO
    BUS --- 13[13] --- UTU
    BUS --- 24[24] --- CPU
  
```



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.



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 02183**, 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:

LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110 P 866 OR 8555 P 291

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053824000 (0825-65)

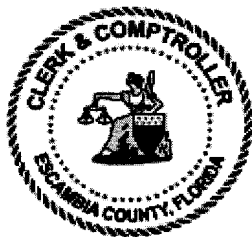
The assessment of the said property under the said certificate issued was in the name of

PAUL WOODS and PAUL WOODS TRUSTEE FOR VENDEE LANE LAND TRUST DATED 06-13-21

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 #: 05-3824-000 CERTIFICATE #: 2023-2183

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 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 16, 2025

Tax Account #: **05-3824-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PAUL WOODS 1/2 INTEREST AND PAUL WOODS AS TRUSTEE OF THE VENDEE LANE LAND TRUST AS TO 1/2 INTEREST**

By Virtue of Warranty Deed recorded 3/18/1997 in OR 4110/866 together with Warranty Deed recorded 6/17/2021 in OR 8555/291

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

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

Tax Account #: 05-3824-000

Assessed Value: \$74,980.00

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 #: 05-3824-000
CERTIFICATE #: 2023-2183

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 AND
PAUL WOODS AS TRUSTEE OF THE
VENDEE LANE LAND TRUST
PO BOX 6259
PENSACOLA, FL 32503**

**PAUL WOODS AND
PAUL WOODS AS TRUSTEE OF THE
VENDEE LANE LAND TRUST
712 VENDEE LN
PENSACOLA, FL 32505**

**PAUL WOODS AND
PAUL WOODS AS TRUSTEE OF THE
VENDEE LANE LAND TRUST
3550 LEMMINGTON RD
PENSACOLA, FL 32504**

Certified and delivered to Escambia County Tax Collector, this 16th day of May 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

May 16, 2025

Tax Account #:05-3824-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110 P 866 OR 8555 P 291

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-3824-000(0825-65)

OR BK 4110 PG0866
Escambia County, Florida
INSTRUMENT 97-370585

DEED DOC STAMPS PD @ ESC CO \$ 226.80
03/18/97 ERNIE LEE MAGANA, CLERK
By: Sally Arnold

MTG DOC STAMPS PD @ ESC CO \$ 76.65
03/18/97 ERNIE LEE MAGANA, CLERK
By: Sally Arnold

15.00
300.95
Return to: (enclose self-addressed stamped envelope)

Name: STEWART TITLE OF PENSACOLA, INC.

Address: 401 East Chase Street Suite 104
Pensacola, FL 32501

This Instrument Prepared by: TERESA DOWNS
OF STEWART TITLE OF PENSACOLA, INC.

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):

10-2S-30-1001-014-010

Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

FILE NO: 97029023 WARRANTY DEED

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Warranty Deed Made this 10th day of March
John S. Neyman and Elizabeth F. Neyman

A.D. 19 97, by

whose marital status is: husband and wife

hereinafter called the grantor, whose post office address is: 1033 Hwy 82 E Lot 142 Starksville, MS
39701

to Paul Woods, a MARRIED man and Bennie Baker, a SINGLE woman, as
Joint Tenants in Common

whose post office address is: 3550 LEMMINGTON ROAD PENSACOLA, FL 32504

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:
Lot 14, Block 10, Eastmont Unit No. 2, a subdivision of a
portion of Section 10, Township 2 South, Range 30 West, Escambia
County, Florida, as recorded in Plat Book 5 at page 31 of the
public records of said County.

SEE ATTACHED EXHIBIT "A"

This property [is] [is not] the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 1996 reservations, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Angela B. Boyd

Witness Printed Name: Angela B. Boyd

Witness Signature: Betsy Thomas

Witness Printed Name: Betsy Thomas

Witness Signature: _____

Witness Printed Name: _____

Witness Signature: _____

Witness Printed Name: _____

John S. Neyman (Seal)

Elizabeth F. Neyman (Seal)
Elizabeth F. Neyman

STATE OF MS
COUNTY OF Landers

The foregoing instrument was acknowledged before me this 5th day of March, 19 97
by John S. Neyman and Elizabeth F. Neyman

who is/are personally known to me or who has/have produced
as identification.

My Commission expires:

Printed Name: Rebecca Lynn D. Bennett
Notary Public
Serial Number

OR BK 4110 PG0867
Escambia County, Florida
INSTRUMENT 97-370585

EXHIBIT "A"

"Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness in the amount of \$26,861.09, on a loan secured by that certain promissory note and mortgage (Deed of Trust) dated August 9th, 1993, made by John S. Neyman * to Norwest Mortgage, Inc., which mortgage (Deed of Trust) is recorded in Escambia County, Florida, the original amount of which was \$31,400.00, in Book 3416, Page 554. And for the same consideration Grantees herein hereby assume the obligations of John S. Neyman,* under the terms of the instruments and VA Regulations authorizing, creating and securing the loan referred to in the mortgage (Deed of Trust) and also agree to indemnify VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. The holder of said mortgage (Deed of Trust) shall have the right to exercise the power of sale contained herein in the name of the original grantor, notwithstanding this or any other assumption of mortgage (Deed of Trust) debt. This liability to the VA is under authority of Chapter 37, Title 38 of the U. S. Code. and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. Grantees further agree to the release of any or all prior obligors of the indebtedness above mentioned." *A MARRIED MAN

***DOC. STAMPS IN THE AMOUNT OF 76.65 COLLECTED ON THE MORTGAGE BALANCE OF \$21,900.00**

OR BK 4110 PG0868
Escambia County, Florida
INSTRUMENT 97-370585

RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Vendee Lane

LEGAL ADDRESS OF PROPERTY: 712 Vendee Lane Pensacola, FL 32505

The County (☒) has accepted () has not accepted the abutting roadway for maintenance.


This form completed by: STEWART TITLE OF PENSACOLA
401 EAST CHASE STREET, SUITE #104
PENSACOLA, FLORIDA 32501

AS TO SELLER(S):


SELLER(S) NAME: John S. Neyman

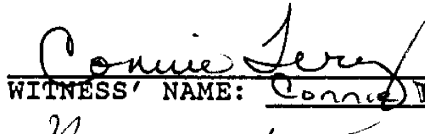

WITNESS' NAME: Lynn Bennett


SELLER(S) NAME: Elizabeth F. Neyman



WITNESS' NAME: Angela B. Boyd

AS TO BUYER(S):


BUYER(S) NAME: Paul Woods


WITNESS' NAME: Connie Terry

BUYER(S) NAME: _____


WITNESS' NAME: _____

RCD Mar 18, 1997 03:56 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 97-370585

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD

Recorded in Public Records 6/17/2021 3:14 PM OR Book 8555 Page 291,
Instrument #2021067096, 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 Baker
P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 1025301001014010

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, **BENNIE 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 VENDEE LANE 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:

LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110 P 866
of the Public Record of Escambia County, FL
with parcel ID # 1025301001014010 hereinafter called the "property",
a/k/a 712 VENDEE LANE, 32505

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.

DEED TO TRUSTEE

Page 1 of 3

BK: 8555 PG: 292

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

Parcel ID# 1025301001014010

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 VENDEE LANE 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 holding the Power

BK: 8555 PG: 293 Last Page

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

Parcel ID# 1025301001014010

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 16th day of June, 2021.

Signed, seal and delivered in our presence:

WITNESSES:

Witness as to Grantor

Alicia Byrn
Signature

Alicia Byrn
Printed name

Danielle Al-Saigh
Signature

Danielle Al-Saigh
Printed name

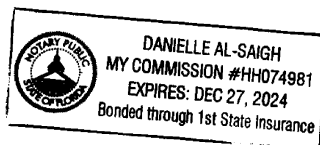
Bennie Baker
By "Grantor"

**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 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 16th day of June, 2021.

My Commission Expires:



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

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02183 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:

PAUL WOODS PO BOX 6259 PENSACOLA, FL 32503	PAUL WOODS TRUSTEE FOR VENDEE LANE LAND TRUST DATED 06-13-21 PO BOX 6259 PENSACOLA, FL 32503
PAUL WOODS TRUSTEE VENDEE LANE LAND TRUST 712 VENDEE LN PENSACOLA, FL 32505	PAUL WOODS TRUSTEE VENDEE LANE LAND TRUST 3550 LEMMINGTON RD PENSACOLA, FL 32504

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. 02183**, 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:

LT 14 BLK 10 EASTMONT UNIT NO 2 PB 5 P 31 OR 4110 P 866 OR 8555 P 291

SECTION 10, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 053824000 (0825-65)

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

PAUL WOODS and PAUL WOODS TRUSTEE FOR VENDEE LANE LAND TRUST DATED 06-13-21

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



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.

WARNING

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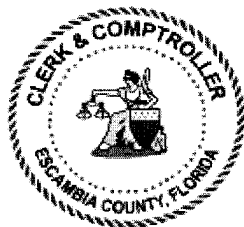
Dated this 10th day of June 2025.

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.

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Post Property:

712 VENDEE LN 32505



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

NON-ENFORCEABLE RETURN OF SERVICE 0825.05

Document Number: ECSO25CIV023059NON

Agency Number: 25-007376

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02183 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PAUL WOODS AND PAUL WOODS TRUSTEE FOR VENDEE LANE LAND TRUST DATED 06-13-21
Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED

Received this Writ on 6/27/2025 at 8:50 AM and served same at 8:25 AM on 7/1/2025 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER CLERKS OFFICE INSTRUCTIONS.

CHIP W SIMMONS, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By:



R. REIN, CPS

Service Fee: \$40.00

Receipt No: BILL

Printed By: LSTRAVIS

007376

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Dated this 10th day of June 2025.

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Post Property:

712 VENDEE LN 32505



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

By:
Emily Hogg
Deputy Clerk

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RECEIVED
JUN 27 11 35 AM
ESCAMBIA COUNTY FL
CLERK OF CIRCUIT COURT
CIVIL DIVISION

TAX DEED SEARCH RESULTS:

FILE #: 0825.65
CERTIFICATE #: 2023 TT 07183
ACCOUNT #: 05.3824.000
PROPERTY ADDRESS: 112 VANDOE LN
TITLE HOLDER: PAUL WOODS / VANDOE LANE LAND TRUST

INDIVIDUAL ☒
COMPANY ☐

ADDRESSES WHERE LETTERS MAILED:

	STATUS:	
	STATUS:	
	STATUS:	
	STATUS:	
	STATUS:	
	STATUS:	
	STATUS:	

DATE OF ADDITIONAL RESEARCH _____

Escambia Property Appraiser Website	<input type="checkbox"/>	no new address
Escambia Tax Collector Software	<input type="checkbox"/>	no new address
Most Recent Tax Roll	<input type="checkbox"/>	no new address
Escambia Tax Deed records	<input type="checkbox"/>	no new address
Florida Corporation Search	<input type="checkbox"/>	no new address
Escambia Official Records Search	<input type="checkbox"/>	no new address
Escambia Court Records Search	<input type="checkbox"/>	no new address
Google (Truepeoplesearch.com)	<input type="checkbox"/>	no new address

BENNI
BAKER

850.390.
9605

NOTES: 7/5/25 LEFT VM

PAUL WOODS [0825-65]
PO BOX 6259
PENSACOLA, FL 32503

PAUL WOODS TRUSTEE FOR VENDEE
LANE LAND TRUST DATED 06-13-2
[0825-65]
PO BOX 6259
PENSACOLA, FL 32503

9171 9690 0935 0127 1864 24

7/5 Pickup
REMINDER

9171 9690 0935 0127 1864 17

7/5 Pickup
REMINDER

PAUL WOODS TRUSTEE VENDEE
LANE LAND TRUST [0825-65]
712 VENDEE LN
PENSACOLA, FL 32505

PAUL WOODS TRUSTEE VENDEE
LANE LAND TRUST [0825-65]
3550 LEMMINGTON RD
PENSACOLA, FL 32504

9171 9690 0935 0127 1864 00

7/11 RETURNED
UNPAID

9171 9690 0935 0127 1863 94

7/10 NOT DELIVERED
" ADDRESS
UNKNOWN "

PEN 34001
 23 JUN 2004

06/26/2025 ZIP 32502
043M31219251

IS POSTAGE

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

[illegible]

JUL 11 A 1:12
ALBANY COUNTY, N.Y.

WOODS TRUSTEE VENDEE
NE LAND TRUST [0825-65]
712 VENDEE LN
PENSACOLA, FL 32505

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32505-312915 VAG
32502>5833

VAC

XXXXXX

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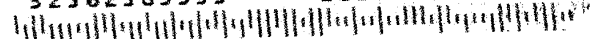
0007 / 07 / 25

RETURN TO SENDER

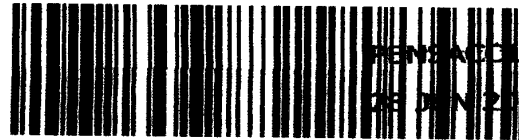
VACANT
UNABLE TO FORWARD

BC: 32502583335

* 2638-02597-28-17



CERTIFIED MAIL™



9171 9690 0935 0127 1863 94

PENSACOLA FL 32504

28 JUN 2025 AM 11:11



quadiant

FIRST-CLASS MAIL
IMI

\$008.16⁹

06/26/2025 ZIP 32502
043M31219251

US POSTAGE

*0427
6-30-25
ANK
10-25*

NIXIE

526 DE 1

0007/18/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 32502583335

*2638-02680-28-17



IA

32502-441000

Pam Childers

Clerk of the Circuit Court & Comptroller

Official Records

221 Palafox Place, Suite 110

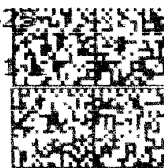
Pensacola, FL 32502

PAM CHILDERS
CLERK & COMPTROLLER
FILED
2025 JUL 23 AM 11:11
ESCAMBIA COUNTY FL

PAUL WOODS TRUSTEE VENDEE
LANE LAND TRUST [0825-65]
3550 LEMMINGTON RD
PENSACOLA, FL 32504

RESEARCH
28 JUL 20

PENSACOLA FL 325
28 JUL 2025 AM 1:



FIRST-CLASS MAIL
[M]

06/26/2025 ZIP 32502
043M31219251

U.S. POSTAGE

PAUL WOODS TRUSTEE FOR VENDEE
LANE LAND TRUST DATED 06-13-2
[0825-65]
PO BOX 6259
PENSACOLA, FL 32503

RETURNED
TO
SENDER

UNCLAIMED

NIXIE 326 DE 1 0007/28/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 52502583335 *2636-02694-28-17

32509-025959

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

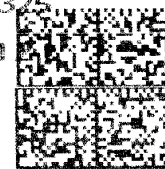
PAUL WOODS [0825-65]
PO BOX 6259
PENSACOLA, FL 32503

CERTIFIED MAIL™



PENSACOLA FL 325
18 JUN 2025 AM

9171 9690 0935 0127 1864 24



quadiant
FIRST-CLASS MAIL
IMI
\$008.16⁰
06/26/2025 ZIP 32502
043M31219251

US POSTAGE

UNCLAIMED

u/w: 6/30

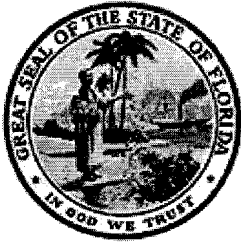
NIXIE 326 DE 1 0007/28/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

32502583335

BC: 32502583335 *2738-04795-28-16

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 053824000 Certificate Number: 002183 of 2023

Date Of
Redemption

7/18/2025



Clerk's Check

1

Clerk's Total

\$763.20

Postage

\$0.00

Tax Deed Court Registry \$729.20

Payor Name

BENNIE BAKER
230 ST EUSEBIA ST
PENSACOLA FL 32503



Notes



Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

THE SUMMATION WEEKLY

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. 02183, 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:

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P 31 OR 4110 P 866 OR 8555 P 291

SECTION 10, TOWNSHIP 2 S, RANGE 30 W
TAX ACCOUNT NUMBER 053824000
(0825-65)

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PAUL WOODS and PAUL WOODS
TRUSTEE FOR VENDEE LANE LAND
TRUST DATED 06-13-21

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the first Wednesday in the month of August, which is the 6th day of August 2025.

Dated this 26th day of June 2025.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg
Deputy Clerk

4WR7/2-7/23TD

Name: Emily Hogg, Deputy Clerk
Order Number: 8082
Order Date: 6/26/2025
Number Issues: 4
Pub Count: 1
First Issue: 7/2/2025
Last Issue: 7/23/2025
Order Price: \$200.00
Publications: The Summation Weekly
Pub Dates: 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

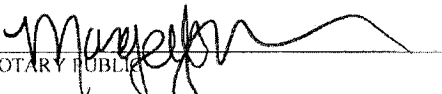
33. 2023 TD 02183 – FIG 20 LLC – Paul Woods

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

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.

X 
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.

X 
NOTARY PUBLIC

