



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

0825.38

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 TRUSTEE FOR 228 EMERALD LAND TRUST DATED 06-13-21 PO BOX 6259 PENSACOLA, FL 32503 228 EMERALD AVE 06-0470-000 LT 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524 | Certificate # | 2023 / 2509 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2023/2509 | 06/01/2023 | 1,365.84 | 68.29 | 1,434.13 |
| # 2024/2685 | 06/01/2024 | 1,571.50 | 104.44 | 1,675.94 |
| → Part 2: Total* | | | | 3,110.07 |

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) | 3,110.07 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 1,730.51 |
| 4. Property information report fee | 200.00 |
| 5. Tax deed application fee | 175.00 |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2) | 0.00 |
| 7. Total Paid (Lines 1-6) | 5,215.58 |

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: 2500079

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 |
|----------------|-----------------|------------|--|
| 06-0470-000 | 2023/2509 | 06-01-2023 | LT 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524 |

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 | | Assessments | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-------------|-----------|----------|--|--|------|------|-------|-------|---------|------|----------|----------|-----------|----------|------|----------|----------|-----------|----------|------|---------|----------|----------|----------|
| Parcel ID: | 162S302400350017 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Account: | 060470000 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Owners: | WOODS PAUL TRUSTEE FOR 228 EMERALD LAND TRUST DATED 06-13-21 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mail: | PO BOX 6259 PENSACOLA, FL 32503 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Situs: | 228 EMERALD AVE 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table><tr><th>Year</th><th>Land</th><th>Imprv</th><th>Total</th><th>Cap Val</th></tr><tr><td>2024</td><td>\$20,000</td><td>\$89,586</td><td>\$109,586</td><td>\$95,331</td></tr><tr><td>2023</td><td>\$20,000</td><td>\$84,802</td><td>\$104,802</td><td>\$86,665</td></tr><tr><td>2022</td><td>\$8,000</td><td>\$70,787</td><td>\$78,787</td><td>\$78,787</td></tr></table> | | | | | | | Year | Land | Imprv | Total | Cap Val | 2024 | \$20,000 | \$89,586 | \$109,586 | \$95,331 | 2023 | \$20,000 | \$84,802 | \$104,802 | \$86,665 | 2022 | \$8,000 | \$70,787 | \$78,787 | \$78,787 |
| Year | Land | Imprv | Total | Cap Val | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | \$20,000 | \$89,586 | \$109,586 | \$95,331 | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | \$20,000 | \$84,802 | \$104,802 | \$86,665 | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | \$8,000 | \$70,787 | \$78,787 | \$78,787 | | | | | | | | | | | | | | | | | | | | | | |
| Disclaimer | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Estimator | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Change of Address | | | | | | | | | | | | | | | | | | | | | | | | | | |
| File for Exemption(s) Online | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Report Storm Damage | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Sales Data Type List:  | | | | | | | | 2024 Certified Roll Exemptions | |
|---|------|------|----------|------|-------|--------|---|--|--|
| Sale Date | Book | Page | Value | Type | Multi | Parcel | Records | None | |
| 06/15/2021 | 8553 | 524 | \$100 | WD | | N |  | | |
| 03/1996 | 4404 | 142 | \$25,000 | WD | | N |  | Legal Description | |
| 10/1994 | 3667 | 9 | \$30,300 | WD | | N |  | LT 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P | |
| 08/1993 | 3427 | 726 | \$25,800 | WD | | N |  | 69/82/89 OR 8553 P 524 | |
| 05/1984 | 1911 | 692 | \$28,500 | WD | | N |  | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | | | | | | | Extra Features | |
| | | | | | | | | None | |

| Parcel Information | Launch Interactive Map |
|--|--|
| Section Map Id: 16-25-30-1 Approx. Acreage: 0.1823 Zoned: MDR Evacuation & Flood Information Open Report | View Florida Department of Environmental Protection (DEP) Data |

Buildings

Address:228 EMERALD AVE, Improvement Type: SINGLE FAMILY, Year Built: 1955, Effective Year: 1980, PA Building ID#: 78317

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-CONCRETE BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-5

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-FLAT/SHED

STORY HEIGHT-0

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1380 Total SF

BASE AREA - 1380

Diagram

16

2

44

23

23

16

2

44

BAS

Images

10/26/2021 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# 2025029717 4/28/2025 11:12 AM
OFF REC BK: 9308 PG: 606 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 02509**, 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 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060470000 (0825-38)

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

PAUL WOODS TRUSTEE FOR 228 EMERALD LAND TRUST

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 #: 06-0470-000 CERTIFICATE #: 2023-2509

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: Pam Alvarez

BY



Michael A. Campbell,
As President
Dated: May 16, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 16, 2025

Tax Account #: **06-0470-000**

1. The Grantee(s) of the last deed(s) of record is/are: **PAUL WOODS AS TRUSTEE OF THE 228 EMERALD LAND TRUST DATED 6/13/2021**

By Virtue of Warranty Deed to Trustee recorded 6/15/2021 in OR 8553/524

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. **MSBU Lien in favor of Escambia County recorded 10/5/1998 OR 4316/131**
 - b. **MSBU Lien in favor of Escambia County recorded 8/5/1999 OR 4448/46**
4. Taxes:

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

Tax Account #: 06-0470-000

Assessed Value: \$95,331.00

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 #: 06-0470-000

CERTIFICATE #: 2023-2509

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 checked="" type="checkbox"/> | <input 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 THE 228
EMERALD LAND TRUST DATED 6/13/2021
228 EMERALD AVE
PENSACOLA, FL 32505**

**PAUL WOODS AS TRUSTEE OF THE 228
EMERALD LAND TRUST DATED 6/13/2021
PO BOX 6259
PENSACOLA, FL 32503**

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

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 #:06-0470-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 06-0470-000(0825-38)

Recorded in Public Records 6/15/2021 4:52 PM OR Book 8553 Page 524,
Instrument #2021066072, 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# 1625302400350017

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 228 EMERALD 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 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 4404 P 142
of the Public Record of Escambia County, FL
with parcel ID # 1625302400350017 hereinafter called the "property",
a/k/a 228 EMERALD AVENUE, Pensacola, FL 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.

BK: 8553 PG: 525

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

Parcel ID# 1625302400350017

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 228 EMERALD 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: 8553 PG: 526 Last Page

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

Parcel ID# 1625302400350017

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:

Witness as to Grantor

Alicia Buer
 Signature

Alicia Buer
 Printed name

Danielle Al-Saigh
 Signature

Danielle Al-Saigh
 Printed name:

Bennie R. Baker
 By Bennie R Baker "Grantor"

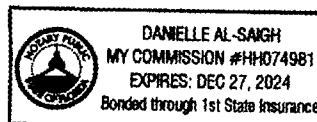
STATE OF FLORIDA
 COUNTY OF ESCAMBIA

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 ☒ 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 15th day of

June, 2021.

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



DEED TO TRUSTEE

Page 3 of 3

OR BK 4316 PG0131
Escambia County, Florida
INSTRUMENT 98-530567

NOTICE OF LIEN

RCD Oct 05, 1998 11:02 am
Escambia County, Florida

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-530567

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT(MSBU)

Re: MARSHALL JOHN W & SUSAN M
914 TWINBROOK AVE
PENSACOLA FL 32505

ACCT.NO. 06 0470 000 000

AMOUNT \$105.60

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for fiscal years prior to and including September 30, 1998 plus a 10% penalty charge against real property, more particularly described as:

LT 35 BLK O
RE S/D OAKCREST UNIT NO 3
PB 3 P 69/82/89
OR 1911 P 692

OR 3667 P 9
PROP.NO. 16 2S 30 2400 350 017

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$105.60. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

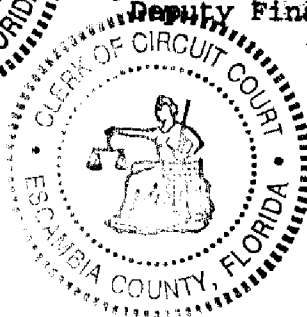
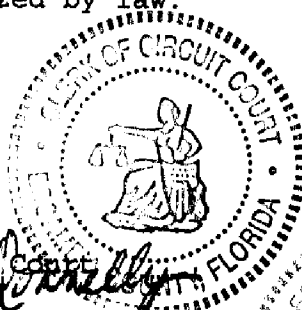
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to fore-close liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 09/04/1998

Ernie Lee Magaha
Clerk of the Circuit Court

by: *Wanda M. McBratney*
Wanda M. McBratney
Deputy Finance Director

Ernie Lee Magaha
Clerk of the Circuit Court
by: *Barbara E. Kennedy*
Deputy Clerk



OR BK 4448 PG 0046
Escambia County, Florida
INSTRUMENT 99-639468

RCD Aug 05, 1999 07:52 am
Escambia County, Florida

NOTICE OF LIEN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-639468

FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT (MSBU)

Re: MARSHALL JOHN W & SUSAN M
914 TWINBROOK AVE
PENSACOLA FL 32505

ACCT.NO. 06 0470 000 000

AMOUNT \$35.20

THIS Notice of Lien is hereby filed pursuant to Section 1-15-63 of the Escambia County, Florida Code of Ordinances for delinquent annual assessments for the fiscal year October 1, 1998 through September 30, 1999 plus a 10% penalty charge against real property, more particularly described as:

LT 35 BLK Q
RE S/D OAKCREST UNIT NO 3
PB 3 P 69/82/89
OR 3667 P 9

PROP.NO. 16 2S 30 2400 350 017

filed in the public records of Escambia County. This constitutes a lien against the property identified above until discharged and satisfied by payment to the Clerk of the Circuit Court of the lien, plus penalties, in the total amount of \$35.20. Evidence of discharge and satisfaction of this lien can be recorded in the public records of Escambia County, Florida by the Clerk of the Circuit Court.

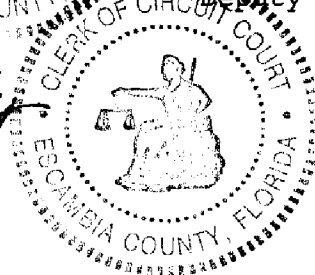
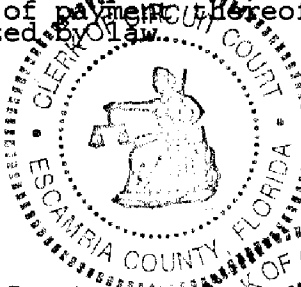
This lien shall not be assigned to any person. Until fully satisfied by payment, discharged or barred by law, this lien shall remain equal in rank and dignity with the liens of all state, county, district or municipal taxes and special assessments and superior in rank and dignity to all other subsequently filed liens, encumbrances, titles and claims in, to, or against the property. This lien may be enforced at any time by the Board of County Commissioners subsequent to the date of recording of this Notice of Lien for the amount due under the recorded lien, including all penalties, plus costs and a reasonable attorney's fee by proceedings in a court of equity to foreclose liens in the manner in which a mortgage lien is foreclosed or under the provisions of Chapter 173, Florida Statutes or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law.

Date: 05/24/1999

Ernie Lee Magaha
Clerk of the Circuit Court

Deputy Clerk

Ernie Lee Magaha
Clerk of the Circuit Court
by: Wanda M. McBrearty
Deputy Finance Director



STATE OF FLORIDA
COUNTY OF ESCAMBIA

CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED

CERTIFICATE # 02509 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 TRUSTEE FOR 228 EMERALD LAND TRUST PO BOX 6259 PENSACOLA, FL 32503 | PAUL WOODS TRUSTEE FOR 228 EMERALD LAND TRUST 228 EMERALD AVE PENSACOLA FL 32505 |
| ESCAMBIA COUNTY / COUNTY ATTORNEY 221 PALAFOX PLACE STE 430 PENSACOLA FL 32502 | |

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. 02509, 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 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060470000 (0825-38)

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

PAUL WOODS TRUSTEE FOR 228 EMERALD LAND TRUST

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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NOTICE OF APPLICATION FOR TAX DEED

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LT 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060470000 (0825-38)

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

PAUL WOODS TRUSTEE FOR 228 EMERALD LAND TRUST

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**.

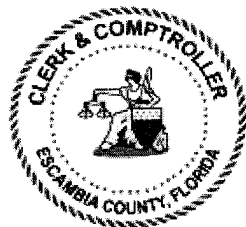
Dated this 10th day of June 2025.

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.

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Post Property:

228 EMERALD AVE 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 0825.38

Document Number: ECSO25CIV023052NON

Agency Number: 25-007361

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 02509 2023

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: PAUL WOODS TRUSTEE FOR 228 EMERALD LAND TRUST

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 9:25 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

007361

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LT 35 BLK Q RE S/D OAKCREST UNIT NO 3 PB 3 P 69/82/89 OR 8553 P 524

SECTION 16, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 060470000 (0825-38)

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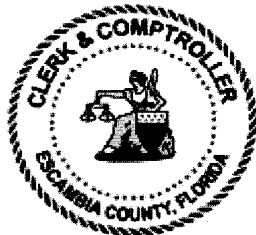
Dated this 10th day of June 2025.

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Post Property:

228 EMERALD AVE 32505



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

Emily Hogg

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.

RECEIVED
2025 JUN 27 AM 8:49
ESCAMBIA COUNTY FL
CLERK OF CIRCUIT COURT
TAX DEEDS DIVISION

PAUL WOODS TRUSTEE FOR 228
EMERALD LAND TRUST [0825-38]
PO BOX 6259
PENSACOLA, FL 32503

9171 9690 0935 0128 2411 84

7/5 PICKUP "REMINDER"
LEFT

PAUL WOODS TRUSTEE FOR 228
EMERALD LAND TRUST [0825-38]
228 EMERALD AVE
PENSACOLA FL 32505

9171 9690 0935 0128 2411 77

4/30 DELAYED
NO AUTH.
RECIPIENT

ESCAMBIA COUNTY / COUNTY
ATTORNEY [0825-38]
221 PALAFOX PLACE STE 430
PENSACOLA FL 32502

5/13 contact
TC
office

ACTUAL SHERIFF \$40 ACTUAL POSTAGE \$16.40 MKJ
5/13/2025 CANDICE AT TC OFFICE NOTES: Bennie Baker (850-390-9695) called today
regarding the delinquent taxes. I explained the TDA status now on the account and
provided a quote for May amount along with the sale date of 8/6/2025. Also
explained payment is due in certified funds and paid at the downtown TC office.
7/1/2025 DEPUTY POSTED PROPERTY. MKJ

Submit

Reset

Print Preview

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 060470000 Certificate Number: 002509 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒