



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

0825.40

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	RAMIREZ MANUEL III 2137 BELLEMEADE CIR NAVARRE, FL 32566 18 ALICE ST 07-0890-000 BEG AT SE COR OF ALICE HOGAN TRACT N 16 DEG 16 MIN W ALG ELY LI OF TRACT 655 26/100 FT TO NLY LI OF (Full legal attached.)	Certificate #	2023 / 3070
		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)
# 2023/3070	06/01/2023	864.04	43.20	907.24
# 2024/3284	06/01/2024	926.90	65.85	992.75
→ Part 2: Total*				1,899.99

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)	1,899.99
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	856.56
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)	3,131.55

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.

BEG AT SE COR OF ALICE HOGAN TRACT N 16 DEG 16 MIN WALG ELY LI OF TRACT 655 26/100 FT TO NLY LI OF ALICE ST S 79 DEG 41 MIN W 448 26/100 FT FOR POB CONTINUE S 79 DEG 41 MIN W 70 FT NLY AT RT ANG 104 FT ELY AT RT ANG 70 FT SLY AT RT ANG 104 FT TO POB PLAT DB 128 P 575 OR 7456 P 69 CA 168

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500075

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
07-0890-000	2023/3070	06-01-2023	BEG AT SE COR OF ALICE HOGAN TRACT N 16 DEG 16 MIN W ALG ELY LI OF TRACT 655 26/100 FT TO NLY LI OF ALICE ST S 79 DEG 41 MIN W 448 26/100 FT FOR POB CONTINUE S 79 DEG 41 MIN W 70 FT NLY AT RT ANG 104 FT ELY AT RT ANG 70 FT SLY AT RT ANG 104 FT TO POB PLAT DB 128 P 575 OR 7456 P 69 CA 168

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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	3425300822007020	Year	Land	Imprv	Total	Cap Val
Account:	070890000	2024	\$6,000	\$50,442	\$56,442	\$53,509
Owners:	RAMIREZ MANUEL III	2023	\$6,000	\$50,864	\$56,864	\$48,645
Mail:	2137 BELLEMEADE CIR NAVARRE, FL 32566	2022	\$6,000	\$45,385	\$51,385	\$44,223
Situs:	18 ALICE ST 32505	Disclaimer				
Use Code:	SINGLE FAMILY RESID 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel	Records	None
12/23/2015	7456	69	\$21,000	WD	N			<div>Legal Description</div> <div>BEG AT SE COR OF ALICE HOGAN TRACT N 16 DEG 16 MIN W ALG ELY LI OF TRACT 655 26/100 FT TO NLY LI OF ALICE ST S 79... </div>
10/2005	5751	1909	\$33,000	WD	N			
01/2001	4652	1551	\$44,900	WD	N			
11/1989	2782	800	\$100	WD	N			
10/1984	2001	842	\$100	WD	N			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller								<div>Extra Features</div> <div>None</div>

Parcel Information	Launch Interactive Map
Section Map Id: CA168 Approx. Acreage: 0.1792 Zoned: MDR Evacuation & Flood Information Open Report	

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

Buildings	
Address: 18 ALICE ST, Improvement Type: SINGLE FAMILY, Year Built: 1957, Effective Year: 1957, PA Building ID#: 82579	
<div>Structural Elements</div> <p> DECOR/MILLWORK-BELOW AVERAGE DWELLING UNITS-1 EXTERIOR WALL-CONCRETE BLOCK FLOOR COVER-TILE/STAIN CONC/BRICK FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-PLASTER DIRECT NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-DIMEN/ARCH SHNG ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-MASONRY PIL/STL </p>	
<div> Areas - 1070 Total SF </div> <p> BASE AREA - 960 OPEN PORCH UNF - 20 UTILITY UNF - 90 </p>	

Images



1/13/2016 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.

Last Updated: 04/24/2025 {tr. 25944}

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03070**, 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:

BEG AT SE COR OF ALICE HOGAN TRACT N 16 DEG 16 MIN W ALG ELY LI OF TRACT 655 26/100 FT TO NLY LI OF ALICE ST S 79 DEG 41 MIN W 448 26/100 FT FOR POB CONTINUE S 79 DEG 41 MIN W 70 FT NLY AT RT ANG 104 FT ELY AT RT ANG 70 FT SLY AT RT ANG 104 FT TO POB PLAT DB 128 P 575 OR 7456 P 69 CA 168

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070890000 (0825-40)

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

MANUEL RAMIREZ III

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 #: 07-0890-000 CERTIFICATE #: 2023-3070

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 #: **07-0890-000**

1. The Grantee(s) of the last deed(s) of record is/are: **MANUEL RAMIREZ III**

By Virtue of Warranty Deed recorded 12/29/2015 in OR 7456/69

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. Judgment in favor of Escambia County recorded 8/20/2019 – OR 8148/936

4. Taxes:

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

Tax Account #: 07-0890-000

Assessed Value: \$53,509.00

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 #: 07-0890-000

CERTIFICATE #: 2023-3070

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.

MANUEL RAMIREZ III
2137 BELLEMEADE CIR
NAVARRE, FL 32566

MANUEL RAMIREZ III
18 ALICE ST
PENSACOLA, FL 32505

MANUEL RAMIREZ III
812 HILLTOP RD
MARY ESTHER, FL 32569

MANUEL RAMIREZ
7855 KIPLING ST
APT LOT 10
PENSACOLA, FL 32514

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 #:07-0890-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF ALICE HOGAN TRACT N 16 DEG 16 MIN W ALG ELY LI OF TRACT 655
26/100 FT TO NLY LI OF ALICE ST S 79 DEG 41 MIN W 448 26/100 FT FOR POB CONTINUE S 79
DEG 41 MIN W 70 FT NLY AT RT ANG 104 FT ELY AT RT ANG 70 FT SLY AT RT ANG 104 FT TO
POB PLAT DB 128 P 575 OR 7456 P 69 CA 168**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0890-000(0825-40)

Recorded in Public Records 12/29/2015 at 04:35 PM OR Book 7456 Page 69,
Instrument #2015097921, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$147.00

Prepared By and Return To:

Dowd Law Firm, P.A.
25 Beal Parkway NE, Suite 230
Fort Walton Beach, FL 32548

File No. 15-0119

Property Appraiser's Parcel I.D. (folio) Number(s)
342S30-0822-007-020

WARRANTY DEED

THIS WARRANTY DEED dated December 28, 2015, by Anthony Long Trinh, whose post office address is 2205 Country Club Drive, LaPlace, LA 70068, hereinafter called the grantor, to Manuel Ramirez, III, whose post office address is 812 Hilltop Road, Mary Esther, Florida 32569, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Escambia County, Florida, to wit:

As shown on Exhibit A which is attached hereto and incorporated herein by reference.

Subject to easements, restrictions, reservations and limitations of record, if any.

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, 2015

Warranty Deed (Individual to Individual)

BK: 7456 PG: 70

WARRANTY DEED

(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

1. *Melissa Gray*
MELISSA GRAY
(Witness Signature)

Anthony Long Trinh
Anthony Long Trinh

2. *Dawn Adams*
DAWN ADAMS
(Witness Signature)

2205 Country Club Drive
(Address)

LaPlace, LA 70068
(Address)

+ STATE OF LOUISIANA
COUNTY OF ST. JOHN

Sworn to and subscribed before me this 23RD day of December, 2015 by Anthony Long Trinh who produced LADL#006455509 as identification and who did take an oath.

Michelle L. Sweeney
Notary Public

Michelle L. Sweeney
NOTARY PUBLIC
LA Commission #58124

My Commission Expires: AT DEATH



Warranty Deed (Individual to Individual)

WARRANTY DEED

(Continued)

EXHIBIT A

That portion of Section 34, Township 2 South, Range 30 West, Escambia County, Florida, described as follows: Commencing at the Southeast corner of Alice Hogan Tract as recorded in Deed Book 119, Page 300, of the Public Records of said County; thence North 16 degrees 16 minutes West along the Easterly line of said tract a distance of 655.26 feet to the Northerly right of way line of Alice Street; thence South 79 degrees 41 minutes West along the Northwestern line of Alice Street a distance of 448.26 feet for the Point of Beginning; thence continue South 79 degrees 41 minutes West a distance of 70.00 feet; thence Northerly at right angles a distance of 104.00 feet; thence Easterly at right angles a distance of 70.00 feet; thence Southerly right angles a distance of 104.00 feet to the Point of Beginning.

The above described property is not the homestead of the Grantor herein.

Warranty Deed (Individual to Individual)

**Recorded in Public Records 8/20/2019 8:29 AM OR Book 8148 Page 936,
Instrument #2019071844, Pam Childers Clerk of the Circuit Court Escambia
County, FL**

Filing # 94059123 E-Filed 08/13/2019 09:36:36 AM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2019 CF 002516 A

MANUEL RAMIREZ
7855 KIPLING STREET
APT/LOT 10
PENSACOLA, FL 32514

DIVISION: E
DATE OF BIRTH: 12/20/1975

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

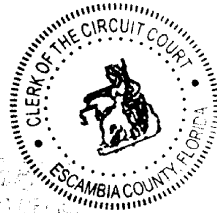
On **AUGUST 8, 2019**, an order assessing fines, costs, and additional charges was entered against the Defendant, **MANUEL RAMIREZ**. Defendant has failed to make payment in full in accordance with this order. Therefore,


IT IS ADJUDGED that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$373.00**, which shall bear interest at the rate prescribed by law, **6.77%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County, Florida.



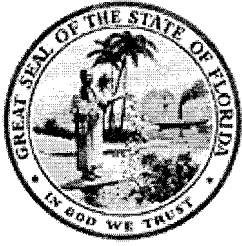

eSigned by CIRCUIT JUDGE JAN SHACKELFORD
on 08/12/2019 20:30:56 K1ERVzCb

CIRCUIT JUDGE

CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: Taylor Winans D.C.
DATE: 8.14.19

{CFCTMMFNLCHRG2 #24984}


Redeemed From Sale



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale

Account: 070890000 Certificate Number: 003070 of 2023

Date Of Redemption 

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name

Notes

Commit Redemption ☒