

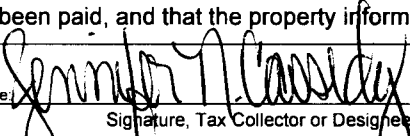


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

0122-05

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239		Application date	Apr 07, 2021	
Property description	NILLES JEFFREY J 245 N LAKE AVE # 269 GLENDALE, CA 91208 14000 BLK WATERVIEW DR 10-3791-000 LT 6 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901		Certificate #	2019 / 5686	
			Date certificate issued	06/01/2019	
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)	
# 2019/5686	06/01/2019	569.51	28.48	597.99	
# 2020/6123	06/01/2020	558.95	27.95	586.90	
→ Part 2: Total*				1,184.89	
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)					1,184.89
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					492.45
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)					2,052.34
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: 			Escambia, Florida Date April 22nd, 2021		

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

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>01/03/2022</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: 2100147

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
10-3791-000	2019/5686	06-01-2019	LT 6 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-07-2021
Application Date

Applicant's signature

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A, LLC holder of Tax Certificate No. 05686, issued the 1st day of June, A.D., 2019 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 6 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103791000 (0122-05)

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

JEFFREY J NILLES

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** Monday in the month of January, which is the **3rd** day of January 2022.

Dated this 13th day of May 2021.

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

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 103791000 Certificate Number: 005686 of 2019**

Payor: JEFFREY J NILLES 254 N LAKE AVE #269 PASADENA CA 91101 Date 11/05/2021

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$2,341.91
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,948.96

\$2476.38

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
 (850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2019 TD 005686

Redeemed Date 11/05/2021

Name JEFFREY J NILLES 254 N LAKE AVE #269 PASADENA CA 91101

Clerk's Total = TAXDEED	\$530.05	2476.38
Due Tax Collector = TAXDEED	\$2,341.91	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103791000 Certificate Number: 005686 of 2019

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/03/2022"/>	Redemption Date <input type="text" value="11/05/2021"/>
Months	9	7
Tax Collector	<input type="text" value="\$2,052.34"/>	<input type="text" value="\$2,052.34"/>
Tax Collector Interest	<input type="text" value="\$277.07"/>	<input type="text" value="\$215.50"/>
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	<input type="text" value="\$2,341.91"/>	<input type="text" value="\$2,280.34"/> TK
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	<input type="text" value="\$63.05"/>	<input type="text" value="\$49.04"/>
Total Clerk	<input type="text" value="\$530.05"/>	<input type="text" value="\$516.04"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	<input type="text" value="\$2,948.96"/>	<input type="text" value="\$2,813.38"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$135.58"/>
Book/Page	<input type="text" value="8530"/>	<input type="text" value="898"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8530, Page 898, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05686, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 103791000 (0122-05)

DESCRIPTION OF PROPERTY:

LT 6 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: JEFFREY J NILLES

Dated this 8th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 10-3791-000 CERTIFICATE #: 2019-5686

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 appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

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, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

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: October 9, 2001 to and including October 9, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: October 12, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 12, 2021

Tax Account #: **10-3791-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JEFFREY J. NILLES**

By Virtue of Warranty Deed recorded 7/7/2004 in OR 5447/901
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) 2018-2020 are delinquent.
Tax Account #: 10-3791-000
Assessed Value: \$34,000
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): **HOLIDAY HARBOR OWNERS ASSOCIATION, INC.**

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 title search 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 & ABSTRACT, INC.
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: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: JAN 3, 2022

TAX ACCOUNT #: 10-3791-000

CERTIFICATE #: 2019-5686

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>2020</u> tax year.

JEFFREY J. NILLES
1808 VERDUGO BLVD. Suite 102
GLENDAL, CA 91208

HOLIDAY HARBOR OWNERS ASSOCIATION, INC
14100 RIVER ROAD
PENSACOLA, FL 32507

JEFFREY J. NILLES
254 N LAKE AVE #269
PASADENA, CA 91101

HOLIDAY HARBOR OWNERS ASSOCIATION, INC.
10447 SORRENTO RD., STE 100 PMB#90
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 12th day of October, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

October 12, 2021

Tax Account #:10-3791-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 BLK C HOLIDAY HARBOR PB 6 P 34 OR 5447 P 901

SECTION 14, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3791-000(0122-05)

OR BK 5447 PG0901
Escambia County, Florida
INSTRUMENT 2004-259465

DEED DOC STAMPS PD @ ESC CO \$1190.00
07/07/04 ERNIE LEE MAGANA, CLERK

RCD Jul 07, 2004 08:51 am
Escambia County, Florida

ERNIE LEE MAGANA
Clerk of the Circuit Court
INSTRUMENT 2004-259465

This Document Prepared By and Return to:
Edsel F. Matthews, Jr., P.A.
308 S. Jefferson Street
Pensacola, FL 32502

Parcel ID Number: 14-3S-32-1003-005-003

Warranty Deed

This Indenture, Made this 29th day of June, 2004 A.D., Between
Michael A. Guerra and June B. Guerra, husband and wife

of the County of Escambia, State of Florida, grantors, and
Jeffrey J. Nilles

whose address is: 1808 Verdugo Blvd., Suite 102, Glendale, CA 91208

of the County of, State of California, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Escambia State of Florida to wit:

Lots 5 and 6, Block C, HOLIDAY HARBOR, a subdivision of Lots 136 and
137, Gulf Beach Subdivision, Sections 14, 26 and 27, Township 3 South,
Range 32 West, according to Plat filed in Plat Book 6, Page 34, of the
Public Records of Escambia County, Florida.

Subject to restrictions, reservations and easements of record, if any,
and taxes subsequent to 2003.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Linda E. Kirtz
Witness

Printed Name: Lisa Novatka
Witness

Printed Name: Michael A. Guerra (Seal)

P.O. Address: 23 Arthur Lane, Pensacola, FL 32503

Printed Name: June B. Guerra (Seal)

P.O. Address: 23 Arthur Lane, Pensacola, FL 32503

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 29th day of June, 2004 by
Michael A. Guerra and June B. Guerra, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

Printed Name: Lisa Novatka

Notary Public

My Commission Expires:



LISA NOVATKA
MY COMMISSION # DD 274487
EXPIRES: January 4, 2008
Bonded Thru Budget Notary Services