



# 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

0325.60

## 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 17, 2024
Property description	CLYATT NICOLE QUINN 5911 LAROSA ST PENSACOLA, FL 32526 5911 LAROSA ST 09-1309-000 LT 7 & S 30 FT OF W 52 50/100 FT OF LT 4 BLK 2 PINE FOREST PB 3 P 41 OR 7528 P 199 OR 7672 P 1112	Certificate #	2022 / 4000
		Date certificate issued	06/01/2022

## 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)
# 2022/4000	06/01/2022	1,003.08	50.15	1,053.23
→Part 2: Total*				1,053.23


## 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)	1,053.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	721.70
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)	2,149.93

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 May 3rd, 2024

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

46.25

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<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	50,276.00
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</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: 2400286

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
09-1309-000	2022/4000	06-01-2022	LT 7 & S 30 FT OF W 52 50/100 FT OF LT 4 BLK 2 PINE FOREST PB 3 P 41 OR 7528 P 199 OR 7672 P 1112

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

04-17-2024  
Application Date

\_\_\_\_\_  
Applicant's signature



# Chris Jones 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:	2515311402070002					Year	Land	Imprv	Total	Cap Val
Account:	091309000					2023	\$16,500	\$141,104	\$157,604	\$100,552
Owners:	CLYATT NICOLE QUINN					2022	\$16,500	\$127,012	\$143,512	\$97,624
Mail:	5911 LAROSA ST PENSACOLA, FL 32526					2021	\$12,000	\$102,185	\$114,185	\$94,781
Situs:	5911 LAROSA ST 32526					Disclaimer				
Use Code:	SINGLE FAMILY RESID					Tax Estimator				
Taxing Authority:	COUNTY MSTU					File for Exemption(s) Online				
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>					Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2023 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	HOMESTEAD EXEMPTION				
10/09/2023	9052	1407	\$100	CJ						
02/28/2017	7672	1112	\$100	OT						
05/23/2016	7528	199	\$100	QC						
01/1992	3121	692	\$3,200	QC		Legal Description				
08/1982	1679	95	\$100	QC		LT 7 & S 30 FT OF W 52 50/100 FT OF LT 4 BLK 2 PINE				
05/1979	1327	846	\$100	QC		FOREST PB 3 P 41 OR 7528 P 199 OR 7672 P 1112 OR 9052 P 1407				
01/1974	775	936	\$17,600	WD		Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						POOL				

[Parcel Information](#)

[Launch Interactive Map](#)



9/16/2015 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:05/08/2024 {tc.2227}

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 04000, issued the 1st day of June, A.D., 2022 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 7 & S 30 FT OF W 52 50/100 FT OF LT 4 BLK 2 PINE FOREST PB 3 P 41 OR 7528 P 199 OR 7672 P 1112 OR 9052 P 1407

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091309000 (0325-60)

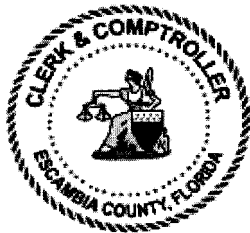
The assessment of the said property under the said certificate issued was in the name of

NICOLE QUINN CLYATT

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 March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

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: 091309000 Certificate Number: 004000 of 2022**

**Payor: CINDY TANTON 3321 WILD TURKEY RD CANTONMENT FL 32533      Date 11/18/2024**

Clerk's Check #                      4462392388  
Tax Collector Check #            1

Clerk's Total                      \$531.24  
Tax Collector's Total            \$2,510.92  
Postage                              \$100.00  
Researcher Copies              \$0.00  
Recording                          \$10.00  
Prep Fee                            \$7.00  
Total Received                  \$3,159.16

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
Deputy Clerk

**REMOVED**  
**\$2582.80**  
*[Signature]*

**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>**



To: Escambia Clerk of Court

ATTN: Tax Deed

221 S. Palafox Place

Suite 110

Pensacola, FL 32502

PAM CHILDERS  
CLERK & COMPTROLLER  
FILED

2024 NOV 18 A 11: 56

ESCAMBIA COUNTY, FL

RE: Property @ 5911 Larosa St., Pensacola, FL 32526

Account #: 09-1309-000

Amount: \$2,582.80

Email Address: [thetantonfamily@gmail.com](mailto:thetantonfamily@gmail.com)

Phone Number: 850-324-1374

Please see enclosed check for \$2,582.80 to pay taxes due. This amount should pay taxes in full and keep property from being auctioned. This amount does not include taxes due on 11/30/2024.

If there are any questions, I can be reached @ 850-324-1374. Please email a copy of the receipt to  
\* [thetantonfamily@gmail.com](mailto:thetantonfamily@gmail.com)

Thank you,

Cindy Tanton

Tanton  
3321 Wild Turkey Rd  
Cantonment, FL 32533



PENSACOLA FL 325  
15 NOV 2024PM 1

9589 0710 5270 1484 9451 05

**Retail**



32502

**RDC 99**

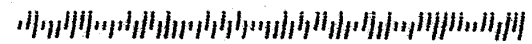
Escambia Clerk of Court  
Attn. Tax Deed  
221 S. Palafox Place  
Pensacola, FL 32502

U.S. PO  
FCM LE  
CANTON  
NOV 15

**\$5.5**

S2324K5

32502-583715





**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 #: 09-1309-000 CERTIFICATE #: 2022-4000

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: November 20, 2004 to and including November 20, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: November 22, 2024

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 22, 2024

Tax Account #: **09-1309-000**

1. The Grantee(s) of the last deed(s) of record is/are: **NICOLE QUINN CLYATT**

**By Virtue of Quitclaim Deed recorded 5/23/2016 in OR 7528/199 and Order of Summary Administration recorded 10/9/2023 in OR 9052/1407**

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) NONE are delinquent.**

**Tax Account #: 09-1309-000**

**Assessed Value: \$103,568.00**

**Exemptions: HOMESTEAD**

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 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**

<b>TAX DEED SALE DATE:</b>	<u>MAR 5, 2025</u>
<b>TAX ACCOUNT #:</b>	<u>09-1309-000</u>
<b>CERTIFICATE #:</b>	<u>2022-4000</u>

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2023</u> tax year.

**NICOLE QUINN CLYATT**  
**5911 LAROSA ST**  
**PENSACOLA, FL 32526**

Certified and delivered to Escambia County Tax Collector, this 22<sup>nd</sup> day of November, 2024.

**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**

**November 22, 2024**

**Tax Account #:09-1309-000**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**LT 7 & S 30 FT OF W 52 50/100 FT OF LT 4 BLK 2 PINE FOREST PB 3 P 41 OR 7528 P 199 OR 7672  
P 1112 OR 9052 P 1407**

**SECTION 25, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-1309-000(0325-60)**

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL  
WITHOUT A CURRENT SURVEY.**

Prepared by:  
CYNTHIA TANTON  
3321 WILD TURKEY ROAD  
CANTONMENT, FL 32533

Return to:  
LENA C. QUINN  
5911 LAROSA STREET  
PENSACOLA, FL 32526

Property Appraiser's Parcel Identification No.:  
25-15-31-1402-070-002

### QUITCLAIM DEED

This QUITCLAIM DEED made on this 20th day of MAY , 2016 , by the GRANTOR,  
LENA C. QUINN  
5911 LAROSA STREET  
PENSACOLA, FL 32526

To NICOLE QUINN CLYATT

**WHILE RETAINING FOR AND DURING THE LIFETIME OF THE GRANTOR a life estate** for the exclusive possession, use, and enjoyment of the rents and profits of the property described herein, without any liability for waste, with full right, power, and authority to sell, convey, mortgage, lease, or otherwise manage and dispose of the property in whole or in part, or grant any interest in the premises by gift or otherwise, in fee simple, with or without consideration, without joinder by the remainderman and to retain any and all proceeds generated thereby. The grantor also reserves full power and authority to revoke, divest, change or otherwise alter the designation and/or interest of the grantees without joinder by the remainderman. The grantor also reserves the right to cancel this deed by further conveyance which may destroy any and all rights the grantees may possess under this deed. **Upon grantor's death, the remainder of the property rights described herein, if any, shall fully vest in the GRANTEE,** NICOLE QUINN CLYATT, a divorced and unmarried woman, whose address is 5911 Larosa Street, Pensacola, FL 32526

(Wherever used herein the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the said grantor, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto the grantee, to all that certain land, situate in ESCAMBIA County, Florida, to wit: Lot 7 Block 2 Pine Forest Subdivision, a subdivision of the N.W. quarter of the S.E. quarter of the N.E. quarter of Section 25, Township 1 South, Range 31 West according to Plat Book 3 page 41 of the public records of Escambia County, FL, including the South 30.00 feet of the West 52.50 feet of Lot 4, Block 2, Pine Forest, a subdivision of a portion of Section 25 T-1-S, R-31-W, Escambia County, Florida, as recorded in Plat Book 3 at page 41 of the public records of said county.

Street address: 5911 LaRosa Street, Pensacola, FL 32526

The lands being conveyed are subject to all reservations, covenants, conditions, restrictions, and easements of record, outstanding oil, gas, and mineral rights, if any, and to real estate taxes due for the current and subsequent years.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor warrants that at the time of this conveyance, the subject property ☒ is ☐ is not the grantor's homestead property within the meaning set forth in the constitution of the State of Florida.

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

Signed, sealed, and delivered in the presence of:

Witness #1 signature as to grantor

RONALD C TARKOWSKI

Printed name

Patricia Rovai

Witness #2 signature as to grantor

PATRICIA ROVAI

Printed name

Witness #1 signature as to co-grantor

Printed name

Witness #2 signature as to co-grantor

Printed name

Signature of grantor

Lena C Quinn

Printed name

5911 Larosa St.

Mailing address

Pensacola, FL 32526

City, State, ZIP

Signature of co-grantor

Printed name

Mailing address

City, State, ZIP

### Certificate of Acknowledgment of Notary Public

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 23rd day of May, 2016  
by Lena C. Quinn, who is  
☒ personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Notary Public: Jamie F. Thurman

Print name: Jamie F. Thurman

My commission expires: 3/8/2020



Jamie F. Thurman  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF861772  
Expires 3/8/2020