

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 Infor	mation					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239			Application date		Apr 17, 2024	
Property description	5911 LAROSA ST	CLYATT NICOLE QUINN 5911 LAROSA ST PENSACOLA, FL 32526			Certificate #		2022 / 4000
	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 cates Owned by Applicant and Filed with Tax Deed				Date certificate issued		06/01/2022
							Column 5: Total
Column 1 Certificate Number	Columi er Date of Certifi			olumn 3 ount of Certificate	Column 4 Interest		(Column 3 + Column 4)
# 2022/4000	06/01/2	022		1,003.08		50.15	1,053.23
					→P	art 2: Total*	1,053.23
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (C	Other than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate Column 4 Tax Collector's F			olumn 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /			Part 3		art 3: Total*	0.00	
Part 4: Tax Coll	ector Certified Am	ounts (L	ines 1-7)				
<u></u>	ificates in applicant's	<u> </u>				oplicant s 2 + 3 above	1,053.23
2. Delinquent tax	es paid by the applic	ant					0.00
Current taxes paid by the applicant				721.70			
4. Property information report fee				200.00			
5. Tax deed application fee				175.00			
6. Interest accrue	ed by tax collector un	der s.197.5	542, F.S. (s	see Tax Collecto	or Instruction	s, page 2)	0.00
7.	Williams ,		· · · · · ·		Total Pai	d (Lines 1-6)	2,149.93
	nformation is true and						nd tax collector's fees
Escambia, Florida							
Sign here: Sign	ature, Tax Collector of Des	signee		-	Date _	May 3rd, 2	024

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

46.25 H



Par	rt 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	on 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 applica F.S.	able under s. 197.502(6)(c),	50,276.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)		
Sign	here: Signature, Clerk of Court or Designee	Date of sale03/05/2025	_

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

R. 12/16

Section 197.502, Florida Statutes

Application Number: 2400286

To: Tax Collector of ESCAN	MBIA COUNTY,	Florida	
I, ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239,			
hold the listed tax certificate and	hereby surrender the s	same to the Tax	Collector and make tax deed application thereor
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
Sheriff's costs, if applica	tax certificates plus into omitted taxes, plus inte fees, property informationable.	erest covering the	
Electronic signature on file ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-923			<u>04-17-2024</u> Application Date
Applicant's	signature		



Real Estate Search

Parcel information

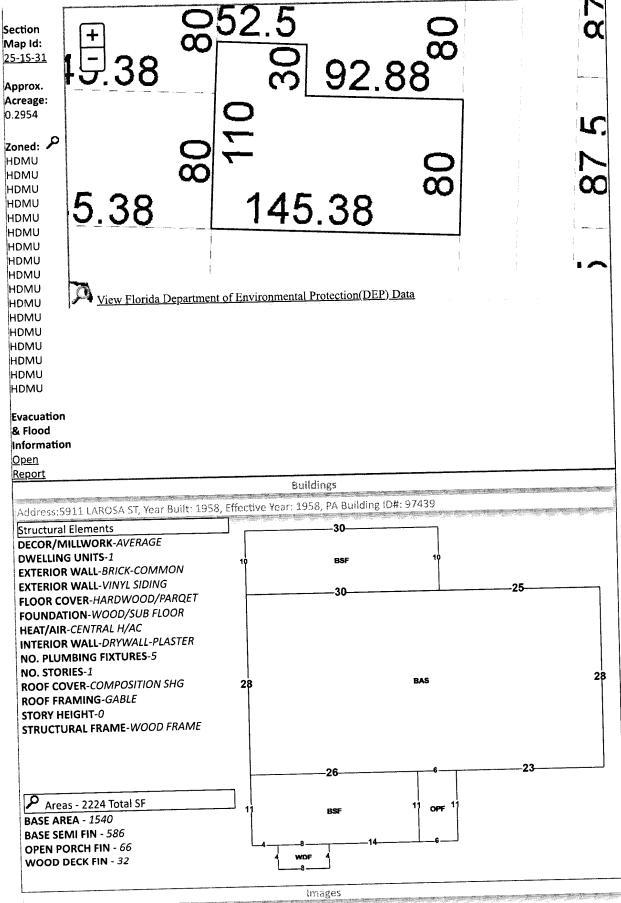
Tangible Property Search

Sale List

Launch Interactive Map

Back

Printer Friendly Version Nav. Mode Account O Parcel ID Assessments General Information Total Cap Val Land **Imprv** Parcel ID: 2515311402070002 Year \$157,604 \$100,552 \$141,104 091309000 2023 \$16,500 Account: 2022 \$16,500 \$127,012 \$143,512 \$97,624 CLYATT NICOLE QUINN Owners: \$94,781 \$114,185 \$12,000 \$102,185 2021 5911 LAROSA ST Mail: PENSACOLA, FL 32526 5911 LAROSA ST 32526 Disclaimer Situs: SINGLE FAMILY RESID 🔑 Use Code: **Tax Estimator Taxing COUNTY MSTU Authority:** File for Exemption(s) Online Open Tax Inquiry Window Tax Inquiry: Tax Inquiry link courtesy of Scott Lunsford **Report Storm Damage** Escambia County Tax Collector 2023 Certified Roll Exemptions Sales Data Official Records HOMESTEAD EXEMPTION Value Type Sale Date Book Page (New Window) La 10/09/2023 9052 1407 \$100 CJ Legal Description B 02/28/2017 7672 1112 \$100 OT 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 05/23/2016 7528 199 \$100 QC 1407 \$3,200 QC 01/1992 3121 692 \$100 QC 08/1982 1679 95 \$100 QC 05/1979 1327 846 775 936 \$17,600 WD 01/1974 Extra Features Official Records Inquiry courtesy of Pam Childers POOL Escambia County Clerk of the Circuit Court and Comptroller





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)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2024036444 5/13/2024 2:30 PM
OFF REC BK: 9145 PG: 1855 Doc Type: TDN

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.

COUNT LOS

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

Clerk's Total

\$531.24

Tax Collector Check #

1

Tax Collector's Total

\$2,510.92

Postage

\$100.00

Researcher Copies

\$0.00

Recording

\$10.00

Prep Fee

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Total Received

\$3,159.16

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

To: Escambia Clerk of Court

ATTN: Tax Deed

221 S. Palafox Place

Suite 110

Pensacola, FL 32502

PAM CHILDERS

DLEGG & COMPTROLLER
FILED

2024 NOV 18 A II: 56

LICAMEIA COUNTY, FL

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

Account #: 09-1309-000

Amount: \$2,582.80

Email Address: 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

Thank you,

Cindy Tanton

Tanton
3321 Wild Turkey Rd
Cantonment, FL \$2533 HEALTH FL 325 9589 0710 5270 1484 9451 05 Escambia Clerk of Court Attn. Tax Deed 221 5. Palafox Place Pensacola, FL 32502

32502-583715

Retail

RDC 99

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32502

\$5.5 S2324K5

U.S. PC FCM LE CANTO

NOV 15



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

Malphel

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 TAX DEED SALE DATE: MAR 5, 2025 TAX ACCOUNT #: 09-1309-000 2022-4000 **CERTIFICATE #:** 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 Notify City of Pensacola, P.O. Box 12910, 32521 Notify Escambia County, 190 Governmental Center, 32502 Homestead for 2023 tax year. NICOLE QUINN CLYATT

5911 LAROSA ST PENSACOLA, FL 32526

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

PERDIDO TITLE & ABSTRACT, INC.

Malphel

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)

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

Recorded in Public Records 05/23/2016 at 01:14 PM OR Book 7528 Page 199, Instrument #2016038151, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

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

Expires 3/8/2020

TO HAVE AND TO HOLD the same in lea	e simple forever.
	aveyance, the subject property \boxtimes is \square is not the caning set forth in the constitution of the State of
IN WITNESS WHEREOF, the said grantor year first above written. Signed, sealed, and delivered in the presence	thas signed and sealed these presents on the day and the of:
Witness # signature as to grantor	Signature of granter
Printed name Printed name	Printed name 5911 Larosa St.
Witness #2 signature as to grantor PATRICIA KOVAL	Mailing address Pensacola FL 32526 City, State, ZIP
Printed name	
Witness #1 signature as to co-grantor	Signature of co-grantor
Printed name	Printed name
Witness #2 signature as to co-grantor	Mailing address
Printed name	City, State, ZIP
COUNTY OF 25th bin	owledgment of Notary Public
by who has p	, who is
lumb = Th	Notary Public: AM U. Thur mar
Junie F. Thurmen R. NOTARY PUBLIC	My commission expires: