



# 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

0226.D1

## 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 28, 2025
Property description	MIDLAND TRUST COMPANY FBO SIMPSON DAVID #0034002 PO BOX 1439 GULF BREEZE, FL 32562 11996 SCENIC HWY 203 01-0046-165 UNIT 203 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15	Certificate #	2023 / 10
		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)
# 2023/10	06/01/2023	1,408.10	70.41	1,478.51
→ Part 2: Total*				1,478.51

## 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)
# 2024/11	06/01/2024	1,806.98	6.25	111.81	1,925.04
Part 3: Total*					1,925.04

## 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)	3,403.55
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,625.11
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. <b>Total Paid (Lines 1-6)</b>	<b>5,403.66</b>

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: Condice deus Escambia, Florida  
 Signature, Tax Collector or Designee Date April 30th, 2025

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

<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.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>02/04/2026</u>	

### 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: 2500539

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
01-0046-165	2023/10	06-01-2023	UNIT 203 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15

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

04-28-2025  
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	
Parcel ID:	021S291010203001
Account:	010046165
Owners:	MIDLAND TRUST COMPANY FBO SIMPSON DAVID #0034002
Mail:	PO BOX 1439 GULF BREEZE, FL 32562
Situs:	11996 SCENIC HWY 203 32514
Use Code:	CONDO-RES UNIT
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	<a href="#">Open Tax Inquiry Window</a>
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$0	\$112,300	\$112,300	\$112,300
2023	\$0	\$112,300	\$112,300	\$112,300
2022	\$0	\$89,840	\$89,840	\$80,294

[Disclaimer](#)
[Tax Estimator](#)
[Change of Address](#)
[File for Exemption\(s\) Online](#)
[Report Storm Damage](#)

Sales Data Type List:						
Sale Date	Book	Page	Value	Type	Multi	Parcel Records
06/29/2022	8815	15	\$1,300,000	WD	Y	
08/26/2016	7580	1566	\$100	OT	Y	
06/23/2014	7189	1068	\$100	WD	Y	
05/21/2014	7172	1517	\$315,000	WD	Y	
08/1990	2901	794	\$120,000	WD	Y	
07/1990	2891	96	\$100,000	WD	Y	

Official Records Inquiry courtesy of Pam Childers  
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions
None
Legal Description
UNIT 203 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15
Extra Features
None

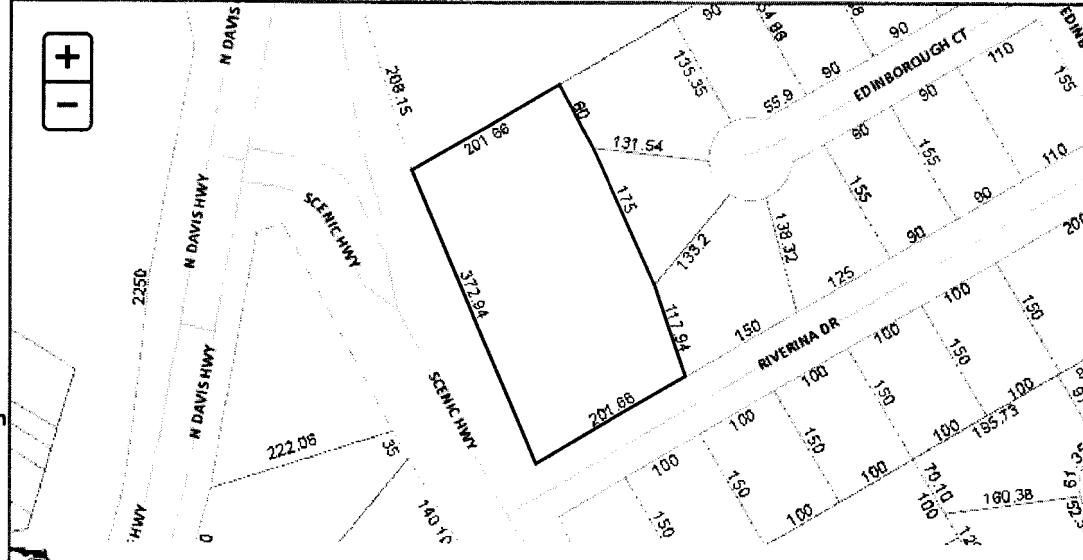
[Parcel Information](#)
[Launch Interactive Map](#)

## Section Map Id: 02-1S-29-

A small icon of a battery with a '+' sign at the top and a '-' sign at the bottom, indicating power or energy.

Approx.  
Acreage:  
1.7446

**Zoned: **  
HDR  
  
**Evacuation  
& Flood  
Information**  
**Open  
Report**



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

## Buildings

Address:11996 SCENIC HWY 203, Improvement Type: CONDOMINIUM, Year Built: 1985, Effective Year: 1985, PA Building ID#: 31686

## Structural Elements

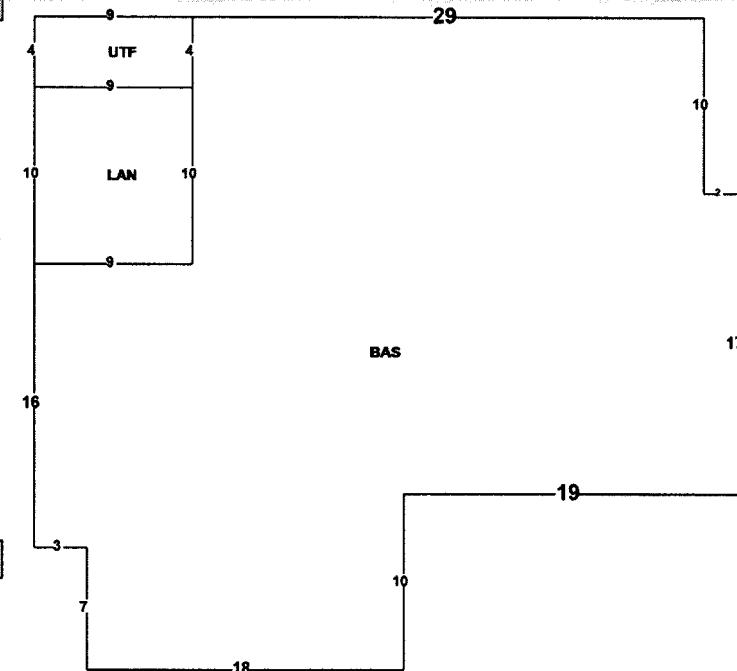
**DECOR/MILLWORK-ABOVE AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-BRICK-FACE/VEENEER  
EXTERIOR WALL-SIDING-SHT.AVG.  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-6  
NO. STORIES-1  
ROOF COVER-COMPOSITION SHG  
ROOF FRAMING-WOOD FRAME/TRUS  
STORY HEIGHT-0  
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1249 Total SF

**BASE AREA - 1123**

**LANAI - 90**

UTILITY FIN - 36



## Images

None

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 00010**, 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:

**UNIT 203 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON ELEMENTS OR 8815 P 15**

**SECTION 02, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 010046165 (0226-01)**

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

**MIDLAND TRUST COMPANY FBO DAVID SIMPSON #0034002**

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 February, which is the 4th day of February 2026.**

Dated this 23rd day of May 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 CHILDEERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA



By:  
Emily Hogg  
Deputy Clerk

<a href="#"> Search Property</a>	<a href="#"> Property Sheet</a>	<a href="#"> Lien Holder's</a>	<a href="#"> Redeem_New</a>	<a href="#"> Forms</a>	<a href="#"> Courtview</a>	<a href="#"> Benchmark</a>
<b>Redeemed From Sale</b>						



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

**Tax Deed Sales - Redeemed From Sale**

**Account: 010046165 Certificate Number: 000010 of 2023**

Date Of  
Redemption  

Clerk's Check  Clerk's Total

Postage  Tax Deed Court Registry

Payor Name

Notes

**Submit**

**Reset**

**Print Preview**

**Print Receipt**

**Commit Redemption**

# 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 #: 01-0046-165 CERTIFICATE #: 2023-10

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 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 13, 2005 to and including November 13, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: November 13, 2025

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

November 13, 2025  
Tax Account #: **01-0046-165**

1. The Grantee(s) of the last deed(s) of record is/are: **MIDLAND TRUST COMPANY AS CUSTODIAN  
FBO DAVID SIMPSON**

**By Virtue of Warranty Deed recorded 6/30/2022 in OR 8815/15**

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 #: 01-0046-165**

**Assessed Value: \$112,300.00**

**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): **THE TERRACE AT RIVERINA HOMEOWNERS 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 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:** FEB 4, 2026

**TAX ACCOUNT #:** 01-0046-165

**CERTIFICATE #:** 2023-10

**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 2025 tax year.

**MIDLAND TRUST COMPANY FBO**  
**DAVID SIMPSON**  
**PO BOX 1439**  
**GULF BREEZE, FL 32562**

**MIDLAND TRUST COMPANY FOB**  
**DAVID SIMPSON**  
**11996 SCENIC HWY 203**  
**PENSACOLA, FL 32514**

**DONNA LUEBBERS AGENT OF**  
**THE TERRACE AT RIVERINA**  
**HOMEOWNERS ASSOCIATION INC**  
**3761 SADDLE CLUB CIR**  
**PACE, FL 32571**

Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> day of November 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**

**November 13, 2025**  
**Tax Account #:01-0046-165**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**UNIT 203 TERRACE AT RIVERINA CONDOMINIUM ALSO 1224/24480 INT IN COMMON  
ELEMENTS OR 8815 P 15**

**SECTION 02, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-0046-165(0226-01)**

Recorded in Public Records 6/30/2022 4:41 PM OR Book 8815 Page 15,  
Instrument #2022067170, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$9,100.00

This Instrument Prepared By:  
SUSAN J. SALAMONE  
Beggs & Lane, RLLP  
Post Office Box 12950  
501 Commendencia Street  
Pensacola, Florida 32502  
File No.: 3403-82781

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GIACOMO A. LICARI, AN UNMARRIED MAN, INDIVIDUALLY AND AS TRUSTEE OF THE G & C LICARI FAMILY TRUST DATED DECEMBER 23, 2004 (herein "Grantor"), whose address is 8350 Morro Road, Atascadero, CA 93422, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto MIDLAND TRUST COMPANY AS CUSTODIAN FBO DAVID SIMPSON #0034002 (herein "Grantee"), whose address is P.O. Box 1439, Gulf Breeze, FL 32562, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2022 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29 day of June, 2022.

Signed, sealed and delivered  
in the presence of:

Kathy Benabides  
Print: Kathy Benabides

Luis Torres  
Print: Luis Torres

Giacomo A. Licari  
Giacomo A. Licari, individually and as Trustee  
of The G & C Licari Family Trust dated  
December 23, 2004

#### ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
County of San Luis Obispo )

On June 29, 2022, before me, Kathy Benabides, a Notary Public, personally appeared Giacomo A. Licari, individually and as Trustee of The G & C Licari Family Trust dated December 23, 2004, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature: Kathy Benabides

(Seal)



EXHIBIT "A"

Units 104, 105, 106, 108, 110, 202, 203, 204, 205, and 208, The Terrace at Riverina, a Condominium, according to the Declaration of Condominium recorded in OR Book 1995, Page 66, of the public records of Escambia County, Florida, together with all its appurtenances including without limitation, its undivided interest in and to the common elements, according to the Declaration.

Parcel ID Numbers:

021S291010104001  
021S291010105001  
021S291010106001  
021S291010108001  
021S291010110001  
021S291010202001  
021S291010203001  
021S291010204001  
021S291010205001  
021S291010208001