



# 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

0226.01

## 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. Total Paid (Lines 1-6)	5,403.66

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: <u>Condice Lewis</u> Signature, Tax Collector or Designee	<u>Escambia, Florida</u> Date <u>April 30th, 2025</u>
-------------------------------------------------------------------------	----------------------------------------------------------

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: _____ Date of sale <u>02/04/2026</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: 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

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[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

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General Information	
Parcel ID:	0215291010203001
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	

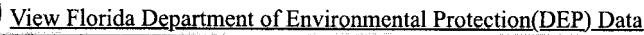
Assessments				
Year	Land	Imprv	Total	<u>Cap Val</u>
2024	\$0	\$112,300	\$112,300	\$112,300
2023	\$0	\$112,300	\$112,300	\$112,300
2022	\$0	\$89,840	\$89,840	\$80,294
Disclaimer				
Tax Estimator				
Change of Address				
File for Exemption(s) Online				
<u>Report Storm Damage</u>				

Sales Data <a href="#">Type List</a>						
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](#)



Last Updated:05/21/2025 (tc.2714)

## 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 CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA


By:  
Emily Hogg  
Deputy Clerk

 Search Property	 Property Sheet	 Lien Holder's	 Redeem_New	 Forms	 Courtview	 Benchmark
Redeemed From Sale						



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

**Tax Deed Sales - Redeemed From Sale**  
Account: 010046165 Certificate Number: 000010 of 2023

Date Of Redemption  

Clerk's Check  Clerk's Total \$828.00

Postage  Tax Deed Court Registry \$794.00

Payor Name

Notes

**Commit Redemption ☒**