



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

0216.08

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	BRB LANSING LLC C/O BENNIE R BAKER PO BOX 6259 PENSACOLA, FL 32503 2360 LANSING DR 03-2598-000 LT 1 HILLWOOD ESTATES PB 6 P 37 OR 7606 P 471	Certificate #	2023 / 1264
		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)
# 2023/1264	06/01/2023	2,347.79	117.39	2,465.18
→Part 2: Total*				2,465.18

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)
# 2024/1341	06/01/2024	2,553.99	6.25	163.88	2,724.12
Part 3: Total*					2,724.12

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)	5,189.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,545.58
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)	8,109.88

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>Candice Dees</u> Signature, Tax Collector or Designee	Escambia, Florida
	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

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: _____ 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: 2500535

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
03-2598-000	2023/1264	06-01-2023	LT 1 HILLWOOD ESTATES PB 6 P 37 OR 7606 P 471

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:	311S301800000001
Account:	032598000
Owners:	BRB LANSING LLC
Mail:	C/O BENNIE R BAKER PO BOX 6259 PENSACOLA, FL 32503
Situs:	2360 LANSING DR 32504
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

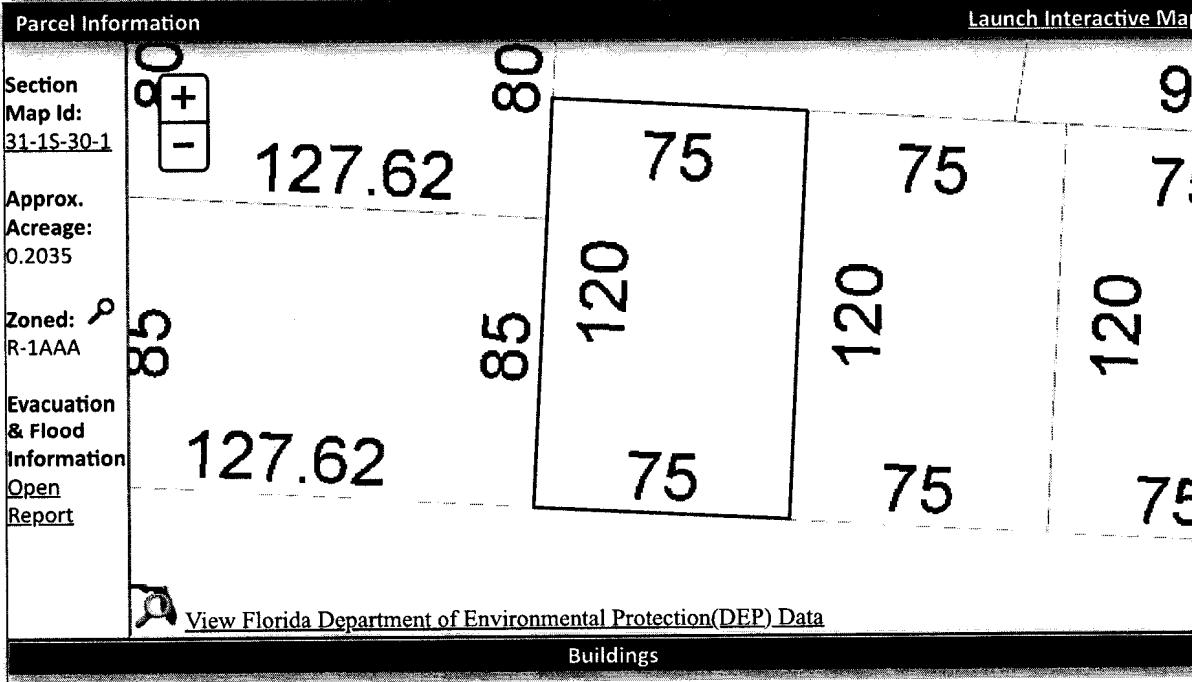
Assessments				
Year	Land	Imprv	Total	Cap Val
2024	\$30,000	\$112,379	\$142,379	\$142,060
2023	\$30,000	\$106,377	\$136,377	\$129,146
2022	\$28,500	\$94,921	\$123,421	\$117,406

[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	
03/20/2019	8065	1876	\$100	WD	N		
10/07/2016	7606	471	\$53,000	WD	N		
02/2002	4850	1318	\$35,000	WD	N		
04/1981	2194	356	\$100	QC	N		
01/1973	688	425	\$17,900	WD	N		

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

2024 Certified Roll Exemptions	
None	
Legal Description	
LT 1 HILLWOOD ESTATES PB 6 P 37 OR 7606 P 471	
Extra Features	
None	



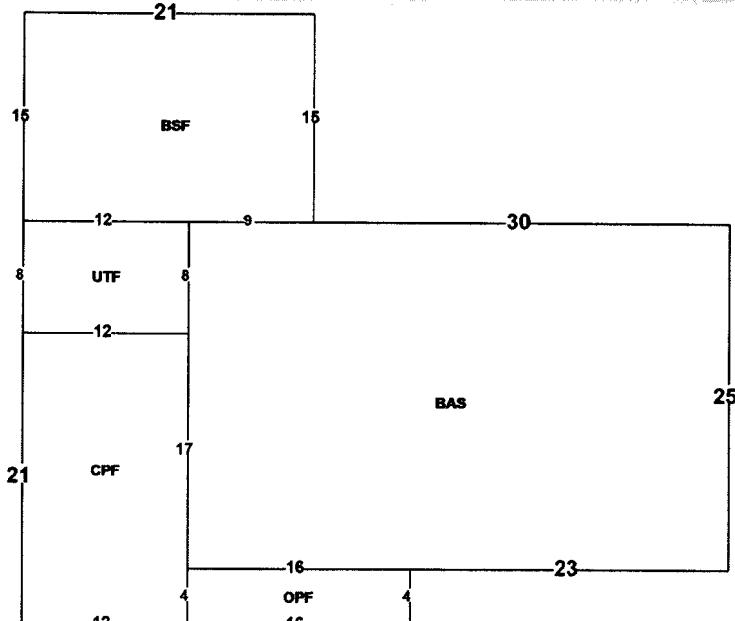
Address:2360 LANSING DR, Improvement Type: SINGLE FAMILY, Year Built: 1965, Effective Year: 1965, PA Building ID#: 58954

Structural Elements

**DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-HARDWOOD
FOUNDATION-WOOD/SUB FLOOR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME**

 Areas - 1702 Total SF

BASE AREA - 975
BASE SEMI FIN - 315
CARPORT FIN - 252
OPEN PORCH FIN - 64
UTILITY FIN - 96



Images



2/24/2017 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:05/21/2025 (tc.3412)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 01264**, 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:

LT 1 HILLWOOD ESTATES PB 6 P 37 OR 7606 P 471

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032598000 (0226-08)

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

BRB LANSING LLC

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



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

Tax Deed Sales - Redeemed From Sale

Account: 032598000 Certificate Number: 001264 of 2023

Date Of
Redemption

Clerk's Check Clerk's Total

Postage Tax Deed Court Registry

Payor Name ^
▼

Notes ^
▼

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 #: 03-2598-000 CERTIFICATE #: 2023-1264

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 14, 2005 to and including November 14, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: November 15, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 15, 2025
Tax Account #: **03-2598-000**

1. The Grantee(s) of the last deed(s) of record is/are: **BENNIE R BAKER**

By Virtue of Warranty Deed recorded 10/14/2016 in OR 7606/471 together with Warranty Deed recorded 3/21/2019 in OR 8065/1876

ABSTRACTOR'S NOTE: LAST DEED WAS RECORDED AFTER BRB LANSING, LLC WAS NO LONGER ACTIVE. BENNIE R BAKER WAS THE MANAGING MEMBER OF THE LLC. WE HAVE INCLUDED BOTH FOR NOTICE.

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 #: 03-2598-000

Assessed Value: \$142,060.00

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): **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 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 #: **03-2598-000**

CERTIFICATE #: **2023-1264**

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.

**BRB LANSING LLC
AND BENNIE R BAKER
PO BOX 6259
PENSACOLA, FL 32503**

**BRB LANSING LLC
AND BENNIE R BAKER
2360 LANSING DR
PENSACOLA, FL 32502**

**BENNIE BAKER
230 SAINT EUSEBIA ST
PENSACOLA, FL 32503**

**BRB LANSING LLC
5614 N PALAFOX ST
PENSACOLA, FL 32503**

**HIGHTOWER LAW FIRM AGENT OF
BRB LANSING LLC
AND BENNIE R BAKER
119 N PALAFOX ST
PENSACOLA, FL 32502**

Certified and delivered to Escambia County Tax Collector, this 19th 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 15, 2025
Tax Account #:03-2598-000

LEGAL DESCRIPTION
EXHIBIT "A"

LT 1 HILLWOOD ESTATES PB 6 P 37 OR 7606 P 471

SECTION 31, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2598-000(0226-08)

Recorded in Public Records 10/14/2016 at 12:05 PM OR Book 7606 Page 471,
 Instrument #2016079515, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$18.50 Deed Stamps \$371.00

**WARRANTY DEED
INDIVID. TO INDIVID.**

Return to: (enclose self-addressed stamped envelope)

RAMCO FORM 01

Name: **BRB Lansing, LLC**
 Address: **P.O.Box 6259
Pensacola, FL 32503**

This instrument Prepared by:

Name: **Benni Baker**
 Address: **Pensacola, FL 32503**

Property Appraisers Parcel Identification **31-1S-30-1800-000-001**

Folio Number(s):

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed, Made the 7th day of October 2016, by
 Donna D. Helms aka Donna J. Thomason
 hereinafter called the Grantor, to BRB Lansing, LLC
 whose post office address is POB 6259, Pensacola, FL 32503
 hereinafter called the Grantee.**

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 (Ten dollars) and other
 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
 releases, conveys and confirms unto the Grantee all that certain land, situate in Escambia
 County, State of Florida, viz:**

See Exhibit A

**Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
 appertaining. To Have and to Hold, the same in fee simple forever.**

**And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
 simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants
 the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said
 land is free of all encumbrances, except taxes accruing subsequent to December 31, 19**

**In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above
 written.**

Signed, sealed and delivered in the presence of:

Cynthia Acosta

Witness Signature (as to first Grantor)

Cynthia Acosta

Printed Name

Carol Miley

Witness Signature (as to first Grantor)

Carol Miley

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

**STATE OF Florida)
 COUNTY OF Escambia)
 Donna J. Thomason)**

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that **she**
 executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the
 following type of identification: **Florida Drivers License exp 3/5/22**

NOTARY RUBBER STAMP SEAL

Cynthia N. Acosta
 Notary Public-State Of FL
 Comm. Exp. March 19, 2019
 Comm. No. FF 199652

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© 1994 Green Design Sealable Paper & Printing Co., Inc.

Witness my hand and official seal in the County and State last aforesaid

this **7th** day of **October**, A.D. **2016**

Cynthia N. Acosta
 Notary Signature
Cynthia N. Acosta
 Printed Name

Exhibit A

Escambia Co. Parcel ID No. : 31-1S-30-1800-000-001

**LOT 1, HILLWOOD ESTATES, A SUBDIVISION OF A PORTION OF ABB
SUBDIVISION, BEING A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH,
RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 37, OF THE PUBLIC
RECORDS OF SAID COUNTY.**

Recorded in Public Records 3/21/2019 3:49 PM OR Book 8065 Page 1876,
 Instrument #2019025279, Pam Childers Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$0.70

WARRANTY DEED
INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

RAMCO FORM 01

Name: Bennie R. Baker
 Address: 230 Saint Eusebia St.
 Pensacola, FL 32503

This Instrument Prepared by:

Name: Bennie Baker
 Address: 230 Saint Eusebia St.
 Pensacola, FL 32503

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 20th day of March 2019, by
 BRB Lansing, LLC
 hereinafter called the Grantor, to Bennie R. Baker, a single woman.
 whose post office address is P.O. Box 6259, Pensacola, FL 32503.
 hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ ten dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienes, femeises, releases, conveys and confirms unto the Grantee all that certain land, situate in Escambia County, State of Florida, viz:

Lot 1, Hillwood Estates, a subdivision of a portion of Abb Subdivision, being a portion of Section 31, Township 1 South, Range 30 West, Escambia County, Florida, according to the Plat thereof as recorded in Plat Book 6, Page 37, of the public records of said County.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

John S.

Witness Signature (as to first Grantor)

Harley M. Sherburne

Printed Name

Amendolare

Witness Signature (as to first Grantor)

Theresa Amendolare

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Printed Name

STATE OF Florida)COUNTY OF Escambia)Bennie Ruth Baker

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that _____ executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: Florida Drivers License B2L00-016-41505-0 Exp 11/2021.

NOTARY RUBBER STAMP SEAL

Sofia Antoine
 Notary Public
 State of Florida

My Commission Expires 01/19/2021
 Commission No. GG 64251

OR
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95
Form Design, Seminole Paper & Printing Co., Inc. 1994

Witness my hand and official seal in the County and State last aforesaid
 this 20th day of March 2019, A.D. 2019
 Notary Signature Sofia Antoine
 Printed Name Sofia Antoine