



# 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

02210.11

| Part 1: Tax Deed Application Information   |   |  |   |  |   |
|--|---|--|---|--|---|
| Applicant Name<br>Applicant Address  | ATCF II FLORIDA-A, LLC<br>PO BOX 69239<br>BALTIMORE, MD 21264-9239  |  |   | Application date                         | Apr 28, 2025                              |
| Property description   | SAINT EUSEBIA LAND TRUST DATED 06-13-21<br>9 AUDUSSON AVE<br>PENSACOLA, FL 32507<br>230 ST EUSEBIA ST<br>04-0367-530<br>LT 16 BLK 12 NORWOOD S/D UNIT NO 6 PB 6 P 88<br>OR 8555 P 282 |  |   | Certificate #                            | 2023 / 1398                               |
|  |   |  |   | Date certificate issued                  | 06/01/2023                                |
| Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application  |   |  |   |  |   |
| Column 1<br>Certificate Number   | Column 2<br>Date of Certificate Sale  | Column 3<br>Face Amount of Certificate       | Column 4<br>Interest                              | Column 5: Total<br>(Column 3 + Column 4) |   |
| # 2023/1398  | 06/01/2023  | 2,706.89                                     | 135.34  | 2,842.23                                 |   |
| → Part 2: Total*   |   |  |   |  | 2,842.23                                  |
| Part 3: Other Certificates Redeemed by Applicant (Other than County)   |   |  |   |  |   |
| Column 1<br>Certificate Number   | Column 2<br>Date of Other Certificate Sale  | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee                   | Column 5<br>Interest                     | Total<br>(Column 3 + Column 4 + Column 5) |
| # 2024/1498  | 06/01/2024  | 2,950.37                                     | 6.25  | 189.32                                   | 3,145.94                                  |
| Part 3: Total*   |   |  |   |  | 3,145.94                                  |
| Part 4: Tax Collector Certified Amounts (Lines 1-7)  |   |  |   |  |   |
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above)  |   |  |   |  | 5,988.17                                  |
| 2. Delinquent taxes paid by the applicant  |   |  |   |  | 0.00                                      |
| 3. Current taxes paid by the applicant   |   |  |   |  | 2,910.42                                  |
| 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)  |   |  |   |  | 9,273.59                                  |
| 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><br>Signature, Tax Collector or Designee  |   |  | Escambia, Florida<br>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. <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:<br>_____<br>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: 2500538

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   |
|----------------|-----------------|------------|---|
| 04-0367-530    | 2023/1398       | 06-01-2023 | LT 16 BLK 12 NORWOOD S/D UNIT NO 6<br>PB 6 P 88 OR 8555 P 282 |

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

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

04-28-2025  
Application Date



## Buildings

Address: 230 ST EUSEBIA ST, Improvement Type: SINGLE FAMILY, Year Built: 1969, Effective Year: 1969, PA Building ID#: 64148

### Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

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-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

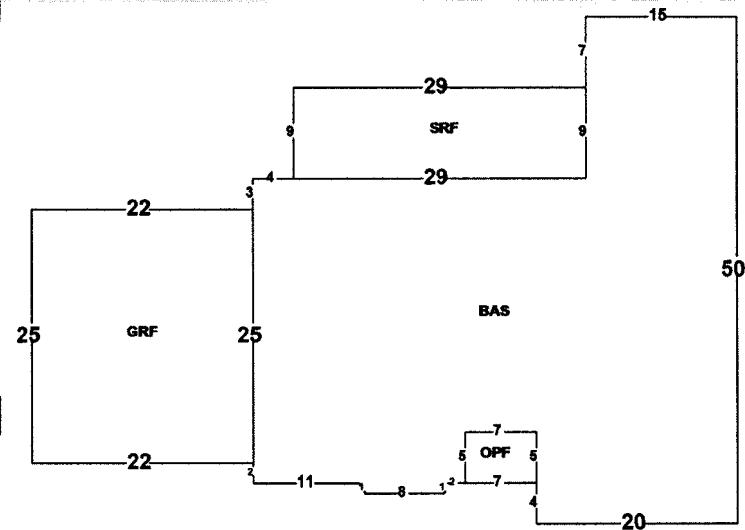
Areas - 2579 Total SF

BASE AREA - 1733

GARAGE FIN - 550

OPEN PORCH FIN - 35

SUN ROOM FIN - 261



## Images



5/15/2023 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.4174)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 01398, 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 16 BLK 12 NORWOOD S/D UNIT NO 6 PB 6 P 88 OR 8555 P 282**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 040367530 (0226-11)**

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

**SAINT EUSEBIA LAND TRUST**

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: 040367530 Certificate Number: 001398 of 2023

Date Of  
Redemption

7/25/2025



Clerk's Check

1

Clerk's Total

\$828.00

Postage

\$0.00

Tax Deed Court Registry \$794.00

Payor Name

BRENT NORTH OFFICE COMPLEX  
230 ST. EUSEBIA STREET  
PENSACOLA FL 32503

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 #: 04-0367-530 CERTIFICATE #: 2023-1398

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 #: **04-0367-530**

1. The Grantee(s) of the last deed(s) of record is/are: **PAUL WOODS AS TRUSTEE OF THE SAINT EUSEBIA LAND TRUST DATED 6/13/2021**

**By Virtue of Warranty Deed recorded 6/17/2021 in OR 8555/282**

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 #: 04-0367-530**

**Assessed Value: \$208,611.00**

**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 #:** 04-0367-530

**CERTIFICATE #:** 2023-1398

**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.

**PAUL WOODS TRUSTEE**  
SAINT EUSEBIA LAND TRUST 6/13/2021  
9 AUDUSSON AVE  
PENSACOLA, FL 32507

**PAUL WOODS TRUSTEE**  
SAINT EUSEBIA LAND TRUST 6/13/2021  
230 ST EUSEBIA ST  
PENSACOLA, FL 32503

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 15, 2025**  
**Tax Account #:04-0367-530**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 16 BLK 12 NORWOOD S/D UNIT NO 6 PB 6 P 88 OR 8555 P 282**

**SECTION 35, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-0367-530(0226-11)**

Recorded in Public Records 6/17/2021 3:12 PM OR Book 8555 Page 282,  
Instrument #2021067093, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

This instrument prepared by and returned to  
Bennie Baker  
P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 351S305000016012

## WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, **BENNIE R. BAKER** a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as SAINT EUSEBIA Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

LT 16 BLK 12 NORWOOD S/D UNIT NO 6 PB 6 P 88 OR 1605 P 429 OR 1741 P 681 OR 4150 P 122,  
of the Public Records of Escambia County, FL  
with parcel ID # 351S305000016012 hereinafter called the "property",  
a/k/a 230 Saint Eusebia ST, Pensacola, FL 32503

subject to: a) taxes for the year 2021 and all subsequent years;  
b) conditions, covenants, limitations, restrictions and easements of record, if any;  
c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

BK: 8555 PG: 283

This instrument prepared by and returned to  
Bennie Baker  
P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 351S305000016012

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforesaid trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the Saint Eusebia Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the Power

BK: 8555 PG: 284 Last Page

This instrument prepared by and returned to  
 Bennie Baker  
 P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 351S305000016012

of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees.

## SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES:

Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 15 day of June 15, 2021.

Signed, seal and delivered in our presence:

## WITNESSES:

Witness as to Grantor

Alicia Byrd  
 Signature

Alicia Byrd  
 Printed name

Danielle Al-Saigh  
 Signature

Danielle Al-Saigh  
 Printed name:

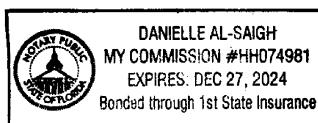
Bennie R. Baker  
 By BENNIE R. BAKER "Grantor"

STATE OF FLORIDA  
 COUNTY OF ESCAMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared BENNIE R. BAKER, as Grantor, who is personally known to me OR [ ] has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15<sup>th</sup> day of June 2021.

My Commission Expires:



Danielle Al-Saigh  
 Notary Public, State of Florida at Large